



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 13, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Allison Acosta at (702)817-6803.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond, Chairperson
Christopher Hooper, Vice Chairperson
Judith Siegel
April Mench
Brad Evans

Secretary: Allison Acosta, (702)817-6803, and Allisonacosta.cc@outlook.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Javier Rivera-Rpjas, (702)455-3222, and Beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 29, 2026. (For possible action)
- IV. Approval of the Agenda for October 13, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
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)
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)
11/04/26 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)
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 27, 2026 at 6:00pm.

X. Adjournment.

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

<https://notice.nv.gov>



Winchester Town Advisory Board

September 29, 2026

MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:00 p.m.

II. Public Comment

None

III. Approval of Minutes For September 08, 2026

Moved by: Christopher Hooper

Action: Approved

Vote: 4/0

IV. Approval of Agenda for September 29, 2026

Moved by: Christopher Hooper

Action: Approved

Vote: 4/0

V. Informational Items

NONE

VI. Planning & Zoning

10/20/26 PC

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

TEXT AMENDMENT to amend Section 30.04. I O.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC

Moved by: April Mench

Action: Approved

Vote: 4/0

10/21/26 BCC

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

USE PERMIT for a multi-family dwelling.

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

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

Moved by: Christopher Hooper

Action: Approved

Vote: 4/0

VII. General Business:
NONE

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 September 29, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:31 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 13, 2026**

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)
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)

11/04/26 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)

**BANQUET FACILITY
(TITLE 30)**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
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)

RELATED INFORMATION:

BACKGROUND:

Project Description

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	CC	CU	CR	IP	IL
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. **Location and Access**

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

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

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

Zoning District	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
	S	S	S	S	C	C	C	S	S

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
- (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

162-11-612-073

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback for an accessory structure (carport) to 2 feet where a minimum of 20 feet is required per Section 30.02.06B (a 90% reduction).
 - b. Reduce the rear setback to 1 foot for accessory structures (shade structure and shed) where a minimum of 5 feet is required per Section 30.02.06B (an 80% reduction).
 - c. Reduce the interior side setbacks to 1 foot for accessory structures (carport, shade structure, and shed) where a minimum of 5 feet is required per Section 30.02.06B (an 80% reduction).
2.
 - a. Reduce the building separation between an accessory structure (carport) and the single-family residence to 3 feet where a minimum of 6 feet is required per Section 30.02.06B (a 50% reduction).
 - b. Reduce the building separation between an accessory structure (shade structure) and the single-family residence to 1 foot where a minimum of 6 feet is required per Section 30.02.06B (an 83% reduction).
 - c. Reduce the building separation between an accessory structure (shed) and the single-family residence to 2 feet where a minimum of 6 feet is required per Section 30.02.06B (a 67% reduction).
3. Increase hardscape within the front and side yards to 100% where a maximum of 60% is permitted per Section 30.04.01D (a 40% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1962 La Vante Avenue
- Site Acreage: 0.16
- Project Type: Accessory structures and hardscape
- Building Height (feet): 14 (carport)/13 (shade structure)/13 (shed)
- Square Feet: 314 (carport)/213 (shade structure)/184 (shed)

Site Plans

The plans depict an existing single-family residence accessed via La Vante Avenue to the south. There is an existing 314 square foot carport in the southwest corner of the site which is set back 2 feet from the south property line and 1 foot from the west property line, and has a 3 foot separation from the residence. There is an existing shade structure in the northeast corner of the site which is set back 1 foot from the north and east property lines, and has a 1 foot separation from the residence. There is an existing shed in the northwest corner of the site which is set back 1 foot from the north and west property lines, and has a 2 foot separation from the residence. Waivers of development standards are required for the reduced setbacks and separations.

Landscaping

Landscaping is not a part of this request. The applicant is requesting to allow the front and side yards to have up to 100% hardscape, requiring a waiver of development standards.

Elevations

The photos provided depict a 14 foot high carport with neutral colors, concrete posts, and a pitched tile roof. There is a 13 foot high shade structure with neutral colors, wooden posts, and a flat concrete tile roof. The photos also depict a 13 foot high shed finished with stucco painted several colors, along with metal panels and a pitched roof.

Floor Plans

The plans depict a 314 square foot carport, 213 square foot shade structure, and a 184 square foot shed.

Applicant's Justification

The applicant states that the waivers are necessary to resolve Code Enforcement violations and bring the site into compliance. The impacts of the additional hardscape are minimized by the on-site trees and shrubs, which will help mitigate any heat issues and enhance the appearance of the property.

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)

CE-24-18525 is an active 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

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

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds that the reduced setbacks and separations may negatively impact the adjacent residences and the site has adequate space to accommodate the required setbacks and building separations. These waiver requests are self-imposed hardships that are the result of building the structures without the requisite land use approval and building permits. While staff understands there are other properties in the neighborhood with similar accessory structures; staff finds that the accessory structures on the subject site encroach significantly into the front, side, and rear setbacks, creating potential safety issues and adversely affecting the adjacent properties. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

The intent of limiting hardscape within the front and side yards is to minimize the urban heat island effect and stormwater run-off by reducing the amount of impervious surface area. Staff finds that the existing hardscape is excessive and may adversely affect other residences in the area. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EFREN MORONES

CONTACT: EFREN MORONES, 1662 LA VANTE AVENUE, LAS VEGAS, NV 89169



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

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

TAB/CAC: Winchester TAB 6:00 pm

Date: Click to enter a date. 10/13/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 11/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 12/02/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Giles 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 3/4/26

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 # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS 3444 W. Mardon Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL: (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS 3333 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL: (702) 469-1878

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: (702) 727-6258

CELL: (702) 245-5075

ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Kelli Van Dette

09 / 01 / 2026

Property Owner (Signature)*

Property Owner (Print)

Date



Elizabeth M. Sorokac, Esq.

Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382

Las Vegas, Nevada 89123

Phone: (702) 727-6258

Cell: (702) 245-5075

Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov

Jennifer Ammerman

Deputy Director

Clark County Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, Nevada 89155

***Re: Southwest corner of Dean Martin Drive and Raven Avenue
("Property")
Text Amendment ("Applications")
Justification Letter***

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.
- (c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in black ink that reads "Elizabeth M. Sorokac". The signature is fluid and cursive.

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (*via email: mdonohue@clarkcountynv.gov*)
Zoning (*via email: zoning@clarkcountynv.gov*)



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: T.A.2026-0591

Property Owner or Subdivision Name: N/A

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 *See Rural and Urban TAB/CAC dates below* PC
-- BCC --

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs: 10/14/26 Enterprise; 10/28/26 Mountain Springs; 10/29/26 Mt. Charleston; 10/13/26 Paradise; 10/29/26 Bunkerville; 10/13/26 Goodsprings; 10/15/26 Indian Springs; 10/13/26 Laughlin; 10/13/26 Lone Mountain; 10/27/26 Upper and Lower Kyle Canyon; 10/27/26 Moapa; 10/14/26 Moapa Valley ☒ (Pe...),

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:)

☒ Rescheduling

☐ Other:

Additional fees - \$AMOUNT OF ADDITIONAL FEES:

☒ Refund

080%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:

Reason for Change: Adding to the various Rural and Urban TAB/CACs as follows: 10/28/26 Red Rock; 10/13/26 Sandy Valley; 10/14/26 Searchlight; 10/13/26 Spring Valley; 10/15/26 Sunrise Manor; 10/15/26 Whitney; and 10/13/26 Winchester.

Change initiated by: MND Date: 9/10/26

Change authorized by: AL Date: 9/10/26

Change processed by: [Signature] Date: 9-10-26

Distribution e-mail sent by: [Signature] Date: 9-10-26

Diane

Digitally signed by Diane
Scarcelli

Date: 2026.09.10
15:01:11 -0700

Verified by: Scarcelli Date:

Rev. 08/2024

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): N/A

Town Board(s): All TAB/CACs Rural and Urban

Verified by: _____ Date: _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

162-09-703-018; 162-09-703-019

RELATED APN:

162-09-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Las Vegas Boulevard South where a 10 foot wide landscape area is required per Section 30.04.01D.
- b. Eliminate street landscaping along Convention Center Drive where a 10 foot wide landscape area is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where a landscape finger island and 1 tree are required every 6 spaces per Section 30.04.01D.
3. Eliminate buffering and screening landscaping along the eastern property line where a 15 foot landscape strip containing 2 staggered rows of evergreen trees and an 8 foot decorative wall are required per Section 30.04.02C.
4. Increase the height of a decorative fence along Las Vegas Boulevard South to 6 feet where 3 feet is the maximum per Section 30.04.03B (a 100% increase).
5. Eliminate the setbacks for a gate along Las Vegas Boulevard South where 50 feet is required per Section 30.04.03E.
6. Eliminate on-site trash enclosure where trash enclosures are required per Section 30.04.05D.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2955 Las Vegas Boulevard South & 150 Convention Center Drive
- Site Acreage: 9.96
- Project Type: Recreational facility & parking lot
- Parking Required/Provided: 72/677

Plans & Request

The plans show an existing parking lot and paved area located east of Las Vegas Boulevard South and north of Convention Center Drive consisting of 2 parcels. The northern parcel is a paved lot and is proposed to be primarily used as a fairground/recreational facility to host various outdoor events with live entertainment. Additionally, this area is proposed to be used occasionally for seasonal sales and vehicle rental and sales events. The plans show this northern area will consist of 2 areas specifically for the recreational facility. A 1.25 acre area in the center portion of the northern parcel and a 17,424 square foot area in the northeast corner of the parcel. Temporary parking spaces are proposed in between these areas. The southern parcel is currently a parking lot and is proposed to continue this use. The site is accessed in the south by an existing commercial driveway along Convention Center Drive. The site is also accessed from the west by a gated commercial driveway along Las Vegas Boulevard South. The gate along this driveway is located directly along the right-of-way. The site is partially fenced with a 6 foot high wrought iron fence located along the property line with Las Vegas Boulevard South. The location of the gate and fence require waivers of development standards. The site will require a total of 72 parking spaces with 677 spaces being provided between the north and south parcels. The existing parking lot on the south parcel contains 477 parking spaces with 200 parking temporary spaces available on the north parcel. There is no existing landscaping on the site and no landscaping is proposed, requiring a waiver of development standards for street, parking lot, and screening and buffering landscaping. No permanent structures are proposed at this time with any structures being temporary and based on the nature of the events on the site. Additionally, no permanent trash enclosure is proposed requiring a waiver of development standards.

Applicant's Justification

The site will be used to host events consisting of parking, food truck exhibitions, exhibitions of goods and services related to the convention center, entertainment events and exhibitions, and other entertainment events that include food and alcohol. The temporary uses may last several days or several months with several events occurring at the same time. For example, parking related to the convention center and an unrelated entertainment event. The temporary uses may include "pop-up" tents, exhibition tents, entertainment tents, entertainment portable structures and other related items directly related to the event. Similar events have previously been conducted on the property in question, with no reported problems, typically in conjunction with major events at the nearby Convention Center and are consistent with the area. The proposed use of the site for vehicle sales and rental would be in conjunction with the display of vehicles on the site will permit the applicant to allow sales while such events are occurring. It is anticipated the proposed waivers would be limited in impacts and could be corrected upon permanent development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0374-12	Use permit for office and retail uses with temporary structures - expired	Approved by BCC	August 2012
UC-0441-10	Use permit for a recreational facility, retail uses, restaurant, arcade, and accessory structures - expired	Approved by BCC	October 2010

*Additional land use applications have been approved on this site, but has since expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Hotel & office building
East	Entertainment Mixed-Use	CR & PF	Recreational facility, hotel, & convention center
West	Entertainment Mixed-Use	CR	Restaurant, shopping center, & 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 Permits

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.

Use Permits #1 & #2

The purpose of reviewing recreational and live entertainment uses is to assure the location of such uses will not negatively impact surrounding properties, is within the character of the neighborhood, and there is sufficient parking to accommodate the uses. In this case, the proposed recreational facility is adjacent to the western portion of the Las Vegas Convention Center. Additionally, the site has frontage along Las Vegas Boulevard South. Similar use permits have been approved for recreational facilities, live entertainment, and fairgrounds directly to the west of the site at Resorts World and to the north at the Las Vegas Fairground. The subject site also has significant history of entertainment and resort uses along with previous temporary events. The properties surrounding the subject site are either undeveloped or have tourist and entertainment centric uses. There are also no residential uses directly adjacent to the subject site. When permanent and temporary spaces are considered, the site contains 677 parking spaces,

which is well over the requirement if the site as whole was used as a recreational facility. Staff finds the proposed recreational facility and live entertainment uses are appropriate for the site given there are similar uses already approved and operating in the surrounding area. The surrounding area also contains mainly entertainment and tourist related uses with no adjacent residential uses. The site is well suited to host events related to the adjacent Las Vegas Convention Center and there have been several previous temporary events with no reported complaints. Additionally, the proposed use permits will support Master Plan Policies 1.4.4 and 5.1.3, which support the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support these requests.

Use Permit #3

The site has partially operated as a parking lot since at least the 1970's when it was part of the El Morocco and La Concha Motels. The motels have since been demolished but the southern portion of the site has been used as a temporary parking lot at various times. Utilizing the whole site as parking lot for convention events, would be in-line with the existing use of the site. There is sufficient access to both Convention Center Drive and Las Vegas Boulevard South. The subject site is located near several convention centers, recreational facilities, and other entertainment and tourist uses. The properties surrounding the subject site are either undeveloped or have tourist and entertainment centric uses. Given the existing and temporary nature of the site as a parking lot, staff does not anticipate any major impacts to the surrounding area. For these reasons, staff can support this request.

Use Permit #4

The purpose of reviewing vehicle sales and rental uses within the CR district when not in conjunction with a resort is to assure the proposed use is appropriate for the location and will not negatively impact the surrounding areas. In this case, staff finds the surrounding area is mainly dedicated to entertainment and tourism-related activities and vehicles sales is not normally considered a related use. Additionally, given the site is currently vacant, there is concern the site could be used for the storage of vehicles long term. With that said, the convention center and the surrounding recreational facilities, regularly have events related to heavy equipment and vehicles that can be rented, bought, or sold on-site. If the use of the site for vehicle sales and rentals is limited to vehicle-related temporary events and there is no long-term storage of vehicles outside of events, staff can support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The purpose of street and parking lot landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. In this

case, the site is adjacent to both Las Vegas Boulevard South and Convention Center Drive. Both streets service resort hotels and the convention center and have significant pedestrian traffic. Currently, there is little to no street landscaping along both streets within this block. Additionally, the site is currently a paved, uncovered lot with no existing landscaping. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Additionally, the site currently acts as a large heat sink increasing temperatures in this area significantly. Staff cannot support these requests given the negative impacts the lack of landscaping has on the site and the surrounding area.

Waiver of Development Standards #3

Screening and buffering landscaping is usually used to buffer the impacts of 1 more intense use from an adjacent less intense use. In this instance, the buffering and screening landscaping would be used as a buffer between the subject site and the adjacent convention center. The portion of the convention center directly adjacent to the site is a parking lot and storage area. Given the subject site will function in a similar manner as a recreational facility and parking lot, staff finds the uses are of a similar intensity and the buffer may not be necessary in this case. Staff, however, is unable to support this request since staff is not supporting the other waivers of development standards.

Waiver of Development Standards #4

The subject fence as part of this request is located directly along Las Vegas Boulevard South. This fence is 6 feet high and is constructed of a decorative wrought iron metal. Staff finds the fence in this case is decorative and more aesthetically pleasing compared to the standard chain-link fencing usually found in the area. The fence along Las Vegas Boulevard South is also existing and has existed for some time. Additionally, given the site is usually empty, staff finds a higher fence is required to secure the site. While staff does not usually support waivers for an increase in height of fencing, but, given the specifics of the site, staff could support this request but is unable due to staff not supporting the other waivers of development standards.

Waiver of Development Standards #5

The gate that is the subject of this setback request is located along Las Vegas Boulevard South. Las Vegas Boulevard South is a highly traveled thoroughfare within the Valley and the purpose of requiring setbacks for gates is to assure traffic does not back-up into rights-of-way. In this case, the gates will access the main portion of the recreational facility where there would be significant amount of traffic entering and exiting the site. While staff does not normally support such requests for gate setback reduction, staff could support the request in this case if the gates remain open when the site is in use, as the gate is located along a traffic signal which can stagger traffic onto the site. Additionally, the site can be accessed and the gate opened from the south portion of the site. Staff, however, is not supporting the other waivers of development standards and therefore cannot support this request.

Waiver of Development Standards #6

Trash enclosures are required for non-commercial development as the intensity of such development produces a significant amount of refuse that needs to be handled on site. With that said, the proposed use of the site is intermittent or will not produce a significant amount of

refuse. Additionally, each temporary event on the site will need to address waste needs that will change in intensity and with a varied set-up. As a result, the use of permanent trash enclosure may not be prudent in this case. Staff finds permanent trash enclosures should be provided when the site is developed in a more permanent manner, but otherwise can support this request. With that said, since staff is unable to support the other waivers of development standards, staff is ultimately unable to support this request.

Design Review

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

The proposed recreational facility and parking lot is well situated within an area dedicated to entertainment and tourism-related uses with little to no residential developments surrounding the site. Additionally, the surrounding area has had similar uses approved. The site has sufficient access to both Las Vegas Boulevard South and Convention Center Drive and there is sufficient parking that is both permanent and temporary. The site is large enough to support recreational facility uses, as well. With that said, staff has significant concerns regarding the lack of landscaping on the site. The location of site along 2 large pedestrian thoroughfares makes landscaping important to support the pedestrian realm along Las Vegas Boulevard South. Additionally, the site is a large unshaded lot making it a heat sink negatively impacting the surrounding area over time. For these reasons, staff is unable to support this request.

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Vehicle sales and rental shall be in conjunction with an on-site temporary event only;
- No long-term storage of vehicles outside of temporary events;
- Gates along Las Vegas Boulevard South shall remain open during operating hours;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Special events that affect the public right-of-way and/or require Metro presence will require that a special event permit be on file with Clark County Public Works.

Fire Prevention Bureau

- Ensure that the fire access lanes are minimum 24 feet and turning radius meet the code requirements. And fire access lanes are within 150 feet (non-sprinklered), 250 feet (sprinklered) of all exterior walls;
- Temporary tents and membrane structures to be erected for a period of not more than 180 days within a 12-month period on a single premises;
- A permit is required for tents that exceed 400 square feet. and canopies (tents open on all sides) that exceed 700 square feet tents and structures erected for more than 180 days shall be regulated as permanent buildings and may require a Building permit from the Clark County Building Department.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer must notify the Collection System Services Group at 702-668-8048 of the upcoming special event and submit a completed Application for Temporary Capacity Agreement identifying the connection location to the District's sewer system; the application must include on-site plumbing plans showing fixtures, connection point(s), total estimated discharge flow, 8.5 by 11 inch map(s) and/or sketches, and a non-refundable administrative fee of \$1,000; Following the event, the organizer will be invoiced for the discharged volume based on the estimated discharge flows provided in the application; and for inquiries, email amelo@cleanwaterteam.com and specialevents@cleanwaterteam.com.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SIEGEL DESIGN & DEVELOPMENT

CONTACT: SIEGEL DESIGN & DEVELOPMENT, 3790 PARADISE ROAD, SUITE 250,
LAS VEGAS, NV 89169



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0556

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

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

Date: 9/29/2026

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/21/2026 **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 02/04/2026

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# 26-100215

ASSESSOR PARCEL #(s): 162-09-703-019/ 162-09-703-018

PROPERTY ADDRESS/ CROSS STREETS: 29s_s, La_s_V_e,;ga_s_B_lv_d,La_s_V_e;_a_s_N_V_8_9_10_9

DETAILED SUMMARY PROJECT DESCRIPTION

Our request is for temporary uses that include hosting events consisting of parking, food truck exhibitions, exhibitions of goods and services related to the convention center, entertainment events and exhibitions and other entertainment events that include food and alcohol. The Temporary uses may last several days or several months. The temporary uses may occur at the same time. For example, parking related to the convention center and unrelated entertainment events. The temporary uses may include "pop-up" tents, exhibition tents, entertainment tents, entertainment portable structures and other related items directly related to the event.

PROPERTY OWNER INFORMATION

NAME: Siegel LV North Strip LLC

ADDRESS: 3790 Paradise Road, Ste 250

CITY: Las Vegas

STATE: NV ZIP CODE: 89169

TELEPHONE: 702-947-8330

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Michael Kurcz

ADDRESS: 3790 Paradise Road, Ste 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: 702-947-8330 x2558

CELL 864-316-8951

ACCELA REFERENCE C_O_N_T_A-CT-ID # q7'>31

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Kurcz

ADDRESS: 3790 Paradise Road, Ste 250

CITY: Las Vegas

STATE: NV ZIP CODE: 89169

TELEPHONE: 702-947-8330 x2558

CELL 864-316-8951

ACCELA REFERENCE CONTACT ID# 1&1<5°a.l

*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)*

Sean Thueson

Property Owner (Print)

May 26, 2026

Date

April 21, 2026

Clark County Planning
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter requesting approval of temporary uses to include special use permits, design review and waivers of development standards in conjunction with APR 26-100215 as follows:

APN Numbers:

162-09-703-019
162-09-703-018
162-09-801-003

Special Use Permits and Design Review for the following:

1. A recreational and entertainment facility not in conjunction with a hotel, motel or resort hotel
2. Equipment exhibitions, vehicle displays, rentals and sales not in conjunction with a dealer
3. Parking lot
4. Other similar uses
5. Temporary uses for the above from overnight to several months

Waivers of Development Standards for the following:

1. Waiver of parking lot and street landscaping
2. Waiver of buffering and screening that is otherwise required by Section 30.04.028
3. Waiver for entrance gate to be zero feet from final property line along Las Vegas Boulevard where 50 feet is required by 30.04.03E
4. Waiver to allow a 6' high fence where 3' is the maximum permitted height per 30.04.03B1
5. Waiver of providing EV capable and EV installed spaces per Table 30.04-5
6. Eliminate Trash Enclosure Waiver

Justification: Our request is for temporary uses that include hosting events consisting of parking, food truck exhibitions, exhibitions of goods and services related to the convention center, entertainment events and exhibitions and other entertainment events that include food and alcohol. The Temporary uses may last several days or several months. The temporary uses may occur at the same time. For example, parking related to the convention center and an unrelated entertainment event. The temporary uses may include "pop-up" tents, exhibition tents, entertainment tents, entertainment portable structures and other related items directly related to the event.

Similar events have previously been conducted on the property in question, with no reported problems, typically in conjunction with major events at the nearby Convention Center and are consistent with the area. The applicant believes that the requested uses and design review are both harmonious with surrounding uses and in the community's interest. With respect to the temporary waivers enumerated above, it is anticipated that each would be subject to time limits and conditions consistent with the related special event and therefore would be limited in impacts and could be corrected upon permanent development of the property. The applicant recommends a 3-year review of the special use permit.

Since all of the requested uses are contemplated to be within a short-term lease not involving permanent construction, the applicant requests to defer construction of a wall-enclosed trash area, along with surveys, cross sections and all other public works conditions, until such time as permits are requested for permanent construction.