



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 14, 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 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
Christopher Hooper
April Mench
Judith Siegel
Brad Evans

Secretary: Allison Acosta, (702)817-6803, 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): 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 September 9, 2025. (For possible action)
- IV. Approval of the Agenda for October 14, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
- VI. Planning and Zoning

11/04/25 PC

1. ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action) 11/04/25 PC

11/05/25 BCC

2. ET-25-400108 (UC-23-0648)-SKY HI, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cannabis establishment (consumption lounge); and 2) modify design and development standards for the Midtown Maryland Parkway Design Overlay District.

DESIGN REVIEWS for the following: 1) a cannabis consumption lounge; 2) additions to an existing commercial building; and 3) site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/my/kh (For possible action) 11/05/25 BCC

- VII. General Business: **None**
- 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 28, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Winchester Dondero Cultural Center.



Winchester Town Advisory Board

September 9, 2025

MINUTES

Board Members:	Cristhian Barneond- Chair-Present Christopher Hooper- Vice Chair-Excused April Mench-Member-Present	Judith Siegel-Member-Present Brad Evans-Member-Present Planner- Brady Bernhart
Secretary:	Allison Acosta	
County Liaison:	Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

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

II. Public Comment: None

III. Approval of the August 26, 2025 Minutes

Moved by: Cristhian Barneond

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 28, 2025

Moved by: April Mench

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

09/17/25 BCC

1. **UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**

USE PERMIT For a recreational or entertainment facility.

DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an Existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester.

TS/sd/cv (For possible action)

Moved by: Judith Siegel

Action: Approved per staff recommendations with conditions that displays w/ max of 35ft, no spotlights, Security reports, show trash on site map, add hours of tear down & set up and public review filed by May 8.

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

- VII. General Business: Review FY 25-26 budget requests.
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be October 14, 2025
- X. Adjournment
The meeting was adjourned at 7:01 pm

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone.

Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-711-043

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required side setback for an existing addition to a single-family residence to 2 feet, 6 inches where 5 feet is the standard per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2251 Palma Vista Avenue
- Site Acreage: 0.2
- Project Type: Addition setbacks
- Number of Stories: 1
- Building Height (feet): 7 (addition)/13 (overall house)
- Square Feet: 200 (addition)/2,500 (overall house)

Site Plan

The approved plan depicts an existing 2,500 square foot single family residence located south of Palma Vista Avenue and approximately 600 feet west of Eastern Avenue. The plans show the subject site is 0.2 acres in size with the existing residence located centrally on the property. The plans show a 10 foot wide by 20 foot long existing room addition on the southeast corner of the existing property. A 283 square front porch is located in the central portion of the residence and setback 29.3 feet from the front property line, where 20 feet is required. The existing house is shown to be setback approximately 12 feet from the western property line and 21.2 feet from the rear property line. The existing room addition is shown to be setback 54 feet from the front

property line, 25 feet from the rear property line, and 2.5 feet from the eastern side property, which requires a waiver of development standards. Access to the property is provided by a 12 foot wide residential driveway located in the northwest corner of the site, setback 6 feet from the western property line.

Landscaping

No additional landscaping is proposed by the plans for this application. The existing landscaping on site include small green areas/planters located in the northeast corner of the property and directly in front of the patio and to the west of the patio. A larger naturally landscaped area is located on the western side of the residence. Based on the plans provided, a total of 1,342 square feet of softscaping and 1,848 square feet of hardscaping is provided in front and side yards of the subject site for a maximum of hardscape coverage of 58.6%, meaning a waiver of development standards is not required.

Elevations

The approved plans depict a 13 foot tall single-family house. The exterior materials of the existing house are shown to be blue stucco with various white accents along the roofline and stone veneer along the base of the house. A white porch is also shown along the front face of the house. All sides of the existing house are shown to be blue stucco with white roof trim. The existing room addition is shown to consist of the same blue stucco and white roof trim elements. The existing addition also has been treated with grey stone veneer along the base. Both the existing home and the existing addition have grey color asphalt shingle roofs.

Floor Plans

The approved plans show that the 2,500 square foot home contains 3 bedrooms located in the central and eastern portions of the house with a large living room and kitchen area located on the western portion of the home. The existing room addition is shown to be attached to the home with both interior and exterior access. The existing addition connects directly to a storage room in the eastern portion of the home and contains a family room and wet bar.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0804:

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;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to screen the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised the property shall only be used for uses permitted within a single family residence; 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; 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.

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

Due to unforeseen family circumstances the applicant could not complete the required conditions with their original approval and is requesting a first extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0804	Reduced setbacks for a single-family residence existing addition	Approved by PC	February 2024

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)

CE22-03336 is an active violation for building without a building permit and paving within the front yard.

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.

The applicant was required to complete their building permit in 1 year and plant 1 medium evergreen tree within the front yard. Staff finds that a building permit has not been submitted in relation to the original application WS-23-0804. Staff can recommend approval for this extension of time since it is the first 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

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to screen the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CONCEPCION E. HERRERA

CONTACT: AL VELASCO, 203 GENESEE POINT STREET, HENDERSON, NV 89074

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400108 (UC-23-0648)-SKY HI, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** cannabis establishment (consumption lounge); and **2)** modify design and development standards for the Midtown Maryland Parkway Design Overlay District.

DESIGN REVIEWS for the following: **1)** a cannabis consumption lounge; **2)** additions to an existing commercial building; and **3)** site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-10-803-015

USE PERMITS:

1. Cannabis establishment (consumption lounge).
2.
 - a. Waive the requirements for a pedestrian realm as required by Section 30.48.1870.
 - b. Reduce required open space to 3,180 square feet where a minimum of 3,484.8 square feet is required by Section 30.48.1870 (an 8.7% reduction).
 - c. Waive the requirement for a minimum of 1 side of the open space to front a street or pedestrian way where required by Section 30.48.1870.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1140 E. Desert Inn Road
- Site Acreage: 1.6
- Project Type: Cannabis consumption lounge
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 11,060
- Parking Required/Provided: 59/59

History & Site Plan

The original request was to redevelop the site as a cannabis consumption lounge, which will be operated in conjunction with an existing cannabis dispensary and retail store (Jade Cannabis Company) that is located on the adjacent property to the west. The waiver of development standards to reduce the separation for outside cannabis consumption to a residential use was withdrawn with the original request at the November 8, 2023 Board of County Commissioner's Meeting.

The site was originally developed in 1975 as a bank and the existing building is located in the central portion of the property with parking located to the north, east, and south of the building. An existing canopy for the former drive-thru teller is located on the northwest corner of the building with a driveway located along the west property line. Access to the site is provided by 2 existing driveways located on the southeast and southwest corners of the property and there is shared access with the adjacent property to the west. Posts and a chain currently prevent shared access with the property to the east. The plan depicts additions along the north and east sides of the building with a reconfiguration of the parking areas. The plan also depicts public art (sculptures) located near the southeast and southwest corners of the building. On the north side of the building the plan depicts covered patios for events.

The applicant previously requested a waiver of development standards to allow consumption of cannabis products in these patio areas, which are approximately 67 feet from an existing single family residential development to the north, where a separation of 1,500 feet is required. This waiver was withdrawn at the previous Board meeting. These patios have an area of 3,180 square feet and is below the minimum open space requirement for the Midtown Maryland Parkway Design Overlay District. Additionally, the patio area is not open to front a street or pedestrian way as required by the Midtown Maryland Parkway Design Overlay District. Therefore, the applicant requested a use permit to deviate from these standards. Today, the applicant is requesting a first extension of time.

Landscaping

There is an existing attached sidewalk along Desert Inn Road which will remain. There is an existing approximately 27 foot wide landscape area along Desert Inn Road consisting of Palm trees, shrubs, and groundcover. Per development standards of the Midtown Maryland Parkway Design Overlay District this area should be redeveloped as a pedestrian realm. The applicant requested a use permit to deviate from this standard since this is a developed property. The landscape area along Desert Inn Road will be slightly modified to allow for a reconfiguration of the parking area in front of the building and to allow for curb returns at the driveways. The width of the landscape area will be reduced to a minimum of 24 feet. The Palm trees will be removed, and the landscape materials will consist of additional trees, more shrubs, and groundcover. A minimum 12 foot wide landscape area consisting of 2 off-set rows of large Evergreen trees is being added along the northern boundary of the site adjacent to an existing single family residential development. Additional landscape areas consisting of trees, shrubs, and groundcover were depicted along the east and west property lines, within the parking areas and adjacent to the buildings.

Elevations

The existing building is 1 story with a height of approximately 19 feet with a flat roof behind parapet walls. The addition along the north and sides of the building are 1 story with a maximum height of 24 feet. The additions have flat roofs behind parapet walls to match the existing building. There are architectural elements located on the central portion of the east side of the building and on the southwest corner of the building that will increase the height of the building to 35 feet.

Floor Plans

The existing building has an area of 4,835 square feet. The additions have an area of 6,225 square feet which will make the total area of the project 11,060 square feet. The cannabis consumption lounge will have an area of 6,600 square feet and will consist of a vault, 8 private rooms, a check-in area, storage areas, and an open lounge area. The addition along the east side of the building will consist of an entry area, 2 large open areas for future lease spaces, and restrooms that are shared with the cannabis consumption lounge.

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0648:

Comprehensive Planning

- 1 year to review as a public hearing;
- Applicant to work with Las Vegas Country Club Homeowner's Association on selection of landscaping along north property line;
- Parking along north property line limited only to employees;
- Applicant to work with Republic Services on pick-up schedule to correspond with pick-up schedule for the adjacent cannabis retail store and dispensary;
- No 24-hour operation and establishment to close by 2:00 a.m.;
- All building and site lighting to be low level lighting;
- A valid Clark County business license must be issued for this cannabis consumption lounge within 2 years of approval, or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that 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.

Public Works - Development Review

- Traffic study and compliance.

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

Per the applicant, an unforeseen medical circumstance occurred since approval of the Use Permit. In addition, ongoing litigation has occurred for over a year impacting the company's finances. Furthermore, the property was vandalized requiring extensive repairs and the applicant performed demolition and clean-up of surrounding the property. Lastly, the applicant been diligent in its efforts to advance the project and are ready to begin construction once the extension is approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0648	Use permit, waiver of development standards, and design review for a cannabis consumption lounge; waiver of development standards - withdrawn	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Urban Neighborhood (UN)	CR	Multi-family residential
East	Corridor Mixed-Use (CM)	CG	Psychiatric hospital
West	Neighborhood Commercial (NC)	CG	Cannabis dispensary & retail sales facility

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.

Staff finds that the applicant has an active building permit (BD25-21078), which includes structural, mechanical, plumbing, electrical, and zoning plans for review. Since this is the first extension of time, 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

- A valid Clark County business license must be issued for this cannabis consumption lounge within 2 years of approval, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; 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 that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TBL LLC

CONTACT: JOANNA DEFILIPPIS, PICKSY, LLC, 4145 WAGON TRAIL AVENUE, LAS VEGAS, NV 89118