



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

February 24, 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): 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 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 February 10, 2026. (For possible action)
- IV. Approval of the Agenda for February 24, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

03/17/26 PC

1. WS-26-0034-ZELEDON PAULA YADIRA CENTENO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; and 2) eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action) 03/17/26 PC

03/18/26 BCC

2. UC-26-0041-BM HIGHLAND, LLC:

USE PERMIT for a proposed vocational training facility within an existing commercial/industrial complex on 6.73 acres in an IL (Industrial Light) Zone. Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/rp/cv (For possible action) 03/18/26 BCC

3. ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:

ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action) 03/18/26 BCC

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: March 10, 2026 at 6:00pm.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

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

February 10, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper– Vice Chair – PRESENT Judith Siegel – EXCUSE	April Mench – PRESENT Brad Evans – PRESENT
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Beatriz Martinez (702)-455-0560 beatriz.martinez@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 January 13, 2026

Moved by: Chris Hooper

Action: Approved minutes as submitted.

Vote: 3-0/ Unanimous

IV. Approval of Agenda for February 10, 2026

Moved by: April Mench

Action: Approved agenda

Vote: 3-0/Unanimous

V. Informational Items

None

VI. Planning & Zoning

03/03/26 PC

1. WS-26-0029-GALLAGHER, JOHN A:

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce the building separation distance in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Topanga Street and south of Hermosa Street within Winchester. TS/bb/kh (For possible action) 03/03/26 PC

Notes: Neighbor came to show support. Board asked how long container has been there (4-5 months), and what's in the container (Personal house items of a friend's).

Moved by: April Mench
Approved - Per Staff Recommendations
Vote: 4-0/Unanimous

03/04/26 BCC

2. WC-25-400142 (UC-25-0053)-305 CCD, LLC:

WAIVERS OF CONDITIONS of a use permit requiring the following: 1) prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County; 2) Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; 3) Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit; in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action) 03/04/26 BCC

Moved by: April Mench
Approved - Per Staff Recommendations
Vote: 4-0/Unanimous

3. WC-25-400143 (VS-25-0055)-305 CCD, LLC:

WAIVER OF CONDITIONS of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action) 03/04/26 BCC

Moved by: April Mench
Approved - Per Staff Recommendations
Vote: 4-0/Unanimous

4. WS-25-0901-305 CCD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction

with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action 03/04/26 BCC

Moved by: Chris Hooper
Approved - Per Staff Recommendations
Vote: 4-0/Unanimous

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date February 24,2026

The next regular meeting will be February 24, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:23 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 24, 2026**

03/17/26 PC

1. **WS-26-0034-ZELEDON PAULA YADIRA CENTENO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action)

03/18/26 BCC

2. **UC-26-0041-BM HIGHLAND, LLC:**
USE PERMIT for a proposed vocational training facility within an existing commercial/industrial complex on 6.73 acres in an IL (Industrial Light) Zone. Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/tp/cv (For possible action)
3. **ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:**
ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0034-ZELEDON PAULA YADIRA CENTENO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-12-314-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an existing carport to 3 feet where 20 feet is required per Section 30.02.06B (an 85% reduction).
2. Eliminate the building separation between a single-family residence and a carport where 6 feet is required per Section 30.02.06B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2442 Palora Avenue
- Site Acreage: 0.17
- Project Type: Reduced setback and building separation
- Building Height (feet): 9 (carport)
- Square Feet: 480 (carport)

Site Plan & Elevations

The plan depicts an existing single-family residence with access provided via Palora Avenue. There is an existing carport that is located south of the single-family residence and is set back 3 feet from the front property line (south) and 8 feet from the side interior property line (east). There is 2 inches of building separation between the two structures. The carport is 24 feet wide, 20 feet long, and 9 feet high. The carport consists of grey alumawood materials, a flat roof, and 4 support posts.

Applicant’s Justification

The applicant states they have constructed a carport in front of their residence to protect their property from the harsh climate. The carport preserves the family’s vehicles from mechanical and cosmetic degradation. Additionally, a shed was originally part of the active violation but has since been removed.

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)

There is an active violation (CE25-20678) for constructing a carport in front of the residence without any 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.

The intent of establishing minimum setbacks and building separations is to maintain consistent development standards along street frontages prevent the massing of buildings, provide adequate buffers between structures, and minimize impacts to neighboring properties. The carport is inconsistent with the surrounding area as there are no other similar structures within the immediate area. The 9 foot tall carport, 3 feet from the front property line, results in a visually intrusive display that impacts adjacent residences and the neighborhood character. Therefore, staff cannot support these requests.

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: PAOLA CENTENO

CONTACT: PAOLA CENTENO, 2442 PALORA AVENUE, LAS VEGAS, NV 89121



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0034_

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

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

Date 2/24/26

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: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

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

MOAPA

Judith Metz, Secretary
 (702) 455-4572
 Marley P. Robinson Justice Court &
 Community Center
 1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
 (702) 370-6297
 Sandy Valley Community Center
 650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
 (702) 371-7991
 Silverado Ranch Community Center
 9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
 (702) 455-4572
 Moapa Valley Community Center
 320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Kathleen Hickman, Secretary
 (702) 298-0828
 Searchlight Community Center
 200 Michael Wendell Way, Searchlight

GOODSPRINGS

Electra Smith, Secretary
 (702) 370-6297
 Goodsprings Community Center
 375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
 (702) 370-6297
 Mountain Springs Fire Station
 State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
 (702) 371-7991
 Desert Breeze Community Center
 8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
 (702) 378-8028
 Indian Springs Civic Center
 715 Gretta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
 (702) 372-2333
 Mt. Charleston Library
 75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
 (702) 334-6892
 Hollywood Recreation & Community Ctr.
 1650 S. Hollywood, Las Vegas

LAUGHLIN

Kathleen Hickman, Secretary
 (702) 298-0828
 Regional Government Center
 101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
 (702) 606-0747
 Paradise Park Community Center
 4775 McLeod Dr., Las Vegas

WHITNEY

Mia Davis, Secretary
 (702) 443-6878
 Whitney Recreation Center
 5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
 (702) 289-0196
 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
 (702) 370-6297
 Blue Diamond Library
 14 Cottonwood Dr., Blue Diamond

WINCHESTER

Allison Acosta, Secretary
 (702) 817-6803
 Winchester Community Center
 3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
 (702) 289-0196
 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., 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
Donnie Gibson	(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 1/14/26

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 # 25-101395
 ASSESSOR PARCEL #(s): 162-12-314-003
 PROPERTY ADDRESS/ CROSS STREETS: 2442 PAIDRA AVE LAS VEGAS NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: PAOLA CENTENO
 ADDRESS: 2442 PAIDRA AVE
 CITY: LAS VEGAS NV STATE: NV ZIP CODE: 89121
 TELEPHONE: _____ CELL 702 485 9962

APPLICANT INFORMATION (information must match online application)

NAME: PAOLA CENTENO
 ADDRESS: 2442 PAIDRA AVE
 CITY: LAS VEGAS STATE: NEVADA ZIP CODE: 89121
 TELEPHONE: 702 485 9962 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____
 ADDRESS: _____
 CITY: SAME STATE: _____ ZIP CODE: _____
 TELEPHONE: _____ CELL _____ 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 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.

[Signature]
 Property Owner (Signature)*

PAOLA CENTENO
 Property Owner (Print)

11.20.25
 Date

Las Vegas NV 20, 2025

To Whom It Concern,

The construction of the carport structure on the driveway at 2442 Palora Ave, Las Vegas, Nevada 89121 was undertaken to address specific environmental and security concerns pertinent to the property and its occupant.

The primary reason is to mitigate the effects of Las Vegas's harsh desert climate. The intense sun, extreme heat, and frequent dust storms pose significant risks to parked vehicles, potentially causing damage to paint, interiors, and mechanical components. This structure serves as a necessary shield, preserving the condition and longevity of our vehicles and for our family comfort.

I am requesting waivers of development standards for reduced front setback to 4 feet where 20 feet is required per Section 30.02.06B, and to reduce building separations to 2 inches where 6 feet is required per Section 30.02.06B. A shed has been removed that was previously included in the notice of violation.

Sincerely,
Paola Centeno



Las Vegas NV, January 03, 2026

To Whom It May Concern,

This letter is to clarify the construction materials and placement of the carport located adjacent to the garage on the property.

The carport is constructed of Alumawood aluminium materials and therefore non-combustible garage structure.

Additionally, the button elevation of the carport is above the height of the garage door opening. This ensures that there is no obstruction or interference should fire response personnel need to access the garage from beneath the carport.

Based on those factors, the carport installation meets non-combustibility and access considerations relevant to fire safety.

Sincerely,
Paola Centeno

A handwritten signature in black ink, appearing to read 'Paola Centeno', located below the typed name.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0041-BM HIGHLAND, LLC:

USE PERMIT for a proposed vocational training facility within an existing commercial/ industrial complex on 6.73 acres in an IL (Industrial Light) Zone.

Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-08-707-002

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3030 Highland Drive, Suite 3060
- Site Acreage: 6.73
- Project Type: Vocational training facility
- Square Feet: 5,000 (proposed vocational training facility)
- Parking Required/Provided: 258/258

Site Plan

The plan depicts an existing commercial/industrial complex located east of Highland Drive. The proposed vocational facility is located in a 5,000 square foot suite in the middle of Building A, which is located along the west property line. The site is accessed by 2 existing driveways on Highland Drive. There are 258 parking spaces throughout the entire complex, including 89 parking spaces within APN 162-09-301-004 which is within the City of Las Vegas jurisdiction, where 258 total parking spaces are required.

Landscaping

Landscaping is not a part of this request.

Elevations

The photographs depict an existing building composed of painted concrete block, stucco, commercial window and door features.

Floor Plans

The plans depict an existing tenant space measuring 5,000 square feet in area. The proposed vocational training facility consists of a lobby, storage room, boxing ring, and restroom.

Applicant's Justification

The applicant has indicated that the proposed facility will serve as a health, wellness, and skill development center for individuals of all ages and experience levels. Dauntless Boxing gym will provide professional instruction, group classes, and personal training options suited for beginners to advanced participants. The applicant indicated that Dauntless Boxing would operate in full compliance with local zoning, safety, and licensing requirements, and will maintain high standards of cleanliness and professional conduct. The applicant also stated all training sessions will be supervised by qualified coaches with expertise in boxing instruction and fitness management to ensure a safe and structured environment. The facility will not host any events.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0601	Waivers and design review proposed expansion to an existing contractor's office	Approved by BCC	November 2023
ADR-19-900704 (ADET-21-900649)	First extension of time for modifications to the exterior façade	Approved by ZA	November 2021
ADR-19-900704	Modifications to the exterior facade of an existing commercial/industrial complex	Approved by ZA	October 2019
UC-19-0142	Recreational facility (indoor simulated shooting facility), minor training facility, sporting goods - firearms, hookah lounge within an existing commercial complex - withdrawn	Withdrawn by PC	May 2019
UC-0829-17	Office as a principal use and design reviews to convert an existing warehouse space into office areas, and modifications to the exterior of an office/warehouse building	Approved by PC	November 2017
UC-0028-16	Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, and hookah lounge, waiver to allow roof signs, and a design review for roof signs - waiver and design review were denied - expired	Approved by PC	March 2016
UC-0838-15	Recreational facility (indoor simulated shooting range) and minor training facility in the southernmost building (3030 Highland Drive) - currently still in operation	Approved by PC	February 2016
UC-0383-12	Banquet facility	Approved by PC	September 2012
UC-0086-07	Recreational facility (table tennis)	Approved by PC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0175-05	Private club (supportive recovery group)	Approved by PC	March 2005
UC-1569-04	Banquet facility - expired	Approved by PC	October 2004
UC-0550-04	Secondhand sales	Approved by PC	June 2004
UC-1830-03	Private recreational facility (indoor shooting range and gun store) with gunpowder storage and ancillary offices	Approved by BCC	February 2004
UC-0490-00	Live entertainment in conjunction with a gift shop within an existing retail building	Approved by PC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	M	Industrial buildings
South & West	Business Employment	IL	Industrial buildings
East	City of Las Vegas	M	Storage yard & a portion of the parking lot for this site

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

approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff does not anticipate any adverse effects from the proposed vocational training facility and finds that the use is compatible with the existing development in the surrounding area. The site has adequate parking for the proposed use and the other existing businesses, and there will be no negative impacts to the site as a result of the vocational training facility being proposed. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAUNTLESS, LLC

CONTACT: DAUNTLESS, LLC, 3060 S. HIGHLAND DRIVE, LAS VEGAS, NV 89109



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0041__

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

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

Date 02/24/26

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: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

Date: _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
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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
Donnie Gibson	(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 1/14/26

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 # 25-101555
 ASSESSOR PARCEL #(s): 162-08-707-002
162-09-301-004
 PROPERTY ADDRESS/ CROSS STREETS: 3060 S Highland Dr. Las Vegas, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

Davntless boxing is a project that we started to offer our community a safe place to come in and train regardless of the boxing experience. We plan on offering classes for all ages to come in and learn the fundamentals of boxing. Our goal is to grow the community in a safe and healthy way.

PROPERTY OWNER INFORMATION

NAME: BM Highland LLC
 ADDRESS: 7326 W. Cheyenne Ave. Ste. 120
 CITY: Las Vegas STATE: NV ZIP CODE: 89129
 TELEPHONE: 702-369-4259 CELL 702-651-2119

APPLICANT INFORMATION (information must match online application)

NAME: Bryan Jesus Jauregui
 ADDRESS: 3060 S Highland Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: _____ CELL 708-200-3762 ACCELA REFERENCE CONTACT ID # 25-101555

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bryan Jesus Jauregui
 ADDRESS: 3060 S Highland Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: _____ CELL 708-200-3762 ACCELA REFERENCE CONTACT ID # 25-101555

*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.

Frank Martin
 Property Owner (Signature)*

Frank Martin
 Property Owner (Print)

12/15/25
 Date

To Whom It May Concern,

I am writing to provide justification and supporting rationale for the establishment of a new boxing gym in our community. The proposed facility will serve as a health, wellness, and skill development center for individuals of all ages and experience levels, while also promoting positive community involvement.

Boxing has proven to be highly effective in improving cardiovascular health, building strength, enhancing coordination, and reducing stress. Dauntless Boxing gym will provide professional instruction, group classes, and personal training options suited for beginners to advanced participants.

Beyond physical health, Dauntless Boxing will offer programs designed to support personal growth, discipline, confidence, and mental well-being. Boxing training teaches resilience, focus, and self-control, which are valuable life skills for youth and adults alike.

Dauntless Boxing will operate in full compliance with local zoning, safety, and licensing requirements, and will maintain high standards of cleanliness and professional conduct. Training will be supervised by qualified coaches with experience in boxing instruction and fitness management to ensure a safe and structured environment. Dauntless boxing will not host any events and is kindly requesting a special use permit for the training facility.

Thank you for considering this proposal. I welcome the opportunity to provide additional information or answer any questions.

Sincerely,
Bryan Jauregui
Dauntless Boxing
gym@dauntlessboxing.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:

ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-10-625-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 Queens Courtyard Drive
- Site Acreage: 0.1
- Existing Land Use: Undeveloped

Site Overview

The applicant is requesting a zone change to RS3.3 (Residential Single-Family) zoning. The subject parcel and surrounding residential subdivision is planned for Mid-Intensity Suburban Neighborhood uses. The property is currently undeveloped and is located within a single-family residential subdivision that was zoned R-3 sometime in the early 1960's, which at that time allowed single family detached homes. With the adoption of the revised Title 30 Development Code the subdivision was changed to the current zoning of RM18, which does not allow single-family detached homes.

Applicant's Justification

The applicant indicates the subject property is located within an established neighborhood where the vast majority of homes were constructed under the prior R-3 designation. This zone change request does not seek to increase densities beyond what is typical for this neighborhood; rather, the intent is to align this property with the prevailing conditions of the established neighborhood while preserving the reasonable use 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)	RM18	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The zoning is in conformance with the Master Plan. Staff finds RS3.3 will not increase the density or intensity of the existing development nor have an adverse impact on the surrounding properties. Considering the existing conditions of the established single family neighborhood surrounding this site, it is now determined that RM18 is not appropriate; and therefore, rezoning the parcel to RS3.3 district will help maintain a consistent and compatible development pattern in the area. Additionally, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0397-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: MOHAMMAD ABUTARBOUSH

CONTACT: MOHAMMAD ABUTARBOUSH, STUDIO 27, 6675 S. TENAYA WAY, LAS VEGAS, NV 89113

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0904

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

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

Date: 2/24/2026

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/18/2026 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>

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- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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 Bunkerville TAB Room
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 Marley P. Robinson Justice Court &
 Community Center
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SANDY VALLEY

Electra Smith, Secretary
 (702) 370-6297
 Sandy Valley Community Center
 650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

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 Silverado Ranch Community Center
 9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
 (702) 455-4572
 Moapa Valley Community Center
 320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
 (702) 298-0828
 Searchlight Community Center
 200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
 (702) 806-8660
 Goodsprings Community Center
 375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
 (702) 370-6297
 Mountain Springs Fire Station
 State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
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WHITNEY

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LONE MOUNTAIN

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 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
 (702) 370-6297
 Blue Diamond Library
 14 Cottonwood Dr., Blue Diamond

WINCHESTER

Mallory Cristales, Secretary
 (213) 949-0805
 Winchester Community Center
 3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
 (702) 289-0196
 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., 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
Donnie Gibson	(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 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form /

APPLICATION PRE-REVIEW # 25-101301

ASSESSOR PARCEL #(s): APN#162-10-625-002

PROPERTY ADDRESS/ CROSS STREETS: 2820 QUEENS COURTYARD DR LAS VEGAS NV- 89109

DETAILED SUMMARY PROJECT DESCRIPTION

REZONE FROM RM18 TO RS3.3

PROPERTY OWNER INFORMATION

NAME: Charles F. Anderson + Abigail A. Smith
 ADDRESS: P.O. Box 396
 CITY: Indian Springs STATE: NV ZIP CODE: 89018
 TELEPHONE: CELL 405-819-9900

APPLICANT INFORMATION (information must match online application)

NAME: Charles F. Anderson + Abigail A. Smith
 ADDRESS: P.O. Box 396
 CITY: Indian Springs STATE: NV ZIP CODE: 89018
 TELEPHONE: CELL 405-819-9900 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: MOHAMMAD ABUTARBOUSH
 ADDRESS: 4667 JULESBURG DR
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
 TELEPHONE: 702-449-7558 CELL 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.

Charles F. Anderson
 Property Owner (Signature)*

Charles F Anderson
 Property Owner (Print)

11/11/2025
 Date

08/18/2025
Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741
Application Number: 25-101301

RE: **REZONE FROM RM18 TO RS3.3**

Property Address: 2820 Queens Courtyard Dr, Las Vegas, NV
Assessor's Parcel Number (APN): APN#162-10-625-002

Justification Letter

Dear Clark County Planning Commission,

On behalf of our client, SMITH ABIGAIL and ANDERSON CHARLES F, we respectfully submit this letter in support of our request for a **REZONE FROM RM18 TO RS3.3** for the above-referenced parcel.

As part of the 2025 zoning code updates, & map, this property was changed from R-3(multifamily residential) to RM18(Residential Multi family18)
The Previous R-3 Designation allowed single family detached homes, the current RM18 does not allow SFR , This area of the Golf course is all Single Family Detached Homes

Consistency with Existing Neighborhood Fabric

The subject property is located within an established neighborhood where the vast majority of homes were constructed under the prior R-3 Designation

Fairness & Practicality

This zone change request does not seek to overdevelop or encroach beyond what is typical for the neighborhood.

Rather, the intent is to align this property with the prevailing conditions and established development patterns, ensuring compatibility with neighboring residences while preserving the reasonable use of the property.

For these reasons, we respectfully request approval of the Rezone. Approval will ensure that the proposed residence is consistent with surrounding homes, maintains neighborhood character, and allows for the reasonable development of the property.

We appreciate your consideration and remain available to provide any additional information or clarification.

Sincerely,

Mohammad Abutarboush
Designer / Studio 27
studio27lv@gmail.com
702-449-7558



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC-25-0904

Property Owner or Subdivision Name: SMITH ABIGAIL & ANDERSON CHARLES F

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** Winchester 2-24-2026 **PC** _____ **BCC** 3-18-2026

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Missed payment deadline and needs new meeting dates.

Change initiated by: BSB Date: 1-7-2026

Change authorized by: *Miller* Date: 1-7-2026

Change processed by: *[Signature]* Date: 1-7-2026

Distribution e-mail sent by: *[Signature]* Date: 01/07/2026

Follow up assigned to: *[Signature]* Instructions: _____

Parcel Number(s): 162-10-625-002

Town Board(s): Winchester

Verified by: _____ Date: _____