



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

May 27, 2025

6:00pm

AGENDA

Note:

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

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

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@outlook.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for April 8, 2025. (For possible action)
- IV. Approval of the Agenda for May 27, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: N/A
- VI. Planning and Zoning

1. PA-25-700023-GTL PROPERTIES LLLP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)

2. ZC-25-0319-GTL PROPERTIES LLLP:

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)

3. VS-25-0320-GTL PROPERTIES LLLP:

VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (For possible action)

4. WS-25-0321-GTL PROPERTIES LLLP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for a single-family detached residential subdivision on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

5. TM-25-500081-GTL PROPERTIES LLLP:

TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

6. WS-25-0343-JIN SARAH:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)

06/17/25 PC

7. UC-25-0339-SAHARA TOWNE SQUARE, LLC:

USE PERMIT for live entertainment.

DESIGN REVIEW for proposed site modifications for a proposed restaurant in conjunction with an existing shopping center on a 9.29 acre portion of 16.36 acres in a CG (General Commercial) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the east side of Maryland Parkway and the north side of Karen Avenue within Winchester. TS/hw/cv (For possible action)

06/18/25 BCC

VII. General Business: N/A

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: June 10, 2025.

X. Adjournment.

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



Winchester Town Advisory Board

April 8, 2025

MINUTES

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

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

-
- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Matt Young– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:01 p.m.
 - II. Public Comment: None
 - III. Approval of February 25, 2025 Minutes
Moved by: Mench
Action: Approved
Vote: 3-0
 - IV. Approval of Agenda April 8, 2025
Moved by: Mench
Action: Approved
Vote: 3-0
 - V. Informational Items: None
 - VI. Planning & Zoning

1. WS-25-0186-MARYLAND G K LEGACY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

05/06/25 PC

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

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

X. Adjournment

The meeting was adjourned at 6:11pm

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 27, 2025**

06/17/25 PC

1. **PA-25-700023-GTL PROPERTIES LLLP:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)
2. **ZC-25-0319-GTL PROPERTIES LLLP:**
ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)
3. **VS-25-0320-GTL PROPERTIES LLLP:**
VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (For possible action)
4. **WS-25-0321-GTL PROPERTIES LLLP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.
DESIGN REVIEW for a single-family detached residential subdivision on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)
5. **TM-25-500081-GTL PROPERTIES LLLP:**
TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)
6. **WS-25-0343-JIN SARAH:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)

06/18/25 BCC

7. **UC-25-0339-SAHARA TOWNE SQUARE, LLC:**

USE PERMIT for live entertainment.

DESIGN REVIEW for proposed site modifications for a proposed restaurant in conjunction with an existing shopping center on a 9.29 acre portion of 16.36 acres in a CG (General Commercial) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the east side of Maryland Parkway and the north side of Karen Avenue within Winchester. TS/hw/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700023-GTL PROPERTIES LLLP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres.

Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 2121 E. Sahara Avenue
- Site Acreage: 6.38
- Existing Land Use: Automobile body shop and vehicle repair facility

Applicant's Justification

The applicant is requesting a Master Plan Amendment on the southerly portion of the property from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 56 lot compact single-family residential project with a density of 8.78 dwelling units per acre. The applicant is requesting a zone change on the 6.38 acres from a CG to RS2. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, upgrading the land use to CN promotes economic development by taking an underdeveloped parcel that consists of asphalt and an unused building and turning it into a neighborhood of attainable housing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales	Approved by PC	October 2012
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Commercial development
South	Public Use	PF	Valley High School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG	Office, retail, & multiple family residential

Related Applications

Application Number	Request
ZC-25-0319	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda.
WS-25-0321	Waivers of development standards with design review for a single-family residential subdivision is a companion item on this agenda
VS-25-0320	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
TM-25-500081	A 56 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the CN land use designation appropriate for this location. Compact Neighborhood would be an appropriate transition between the CG (Commercial General) Zone businesses to the north along Sahara Avenue and the PF zoned high school to the south. The request complies with several County policies in the Master Plan which encourages reinvestment and revitalization of older neighborhoods that are compatible with existing development. The request also complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. For these reasons, staff finds the request for the CN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

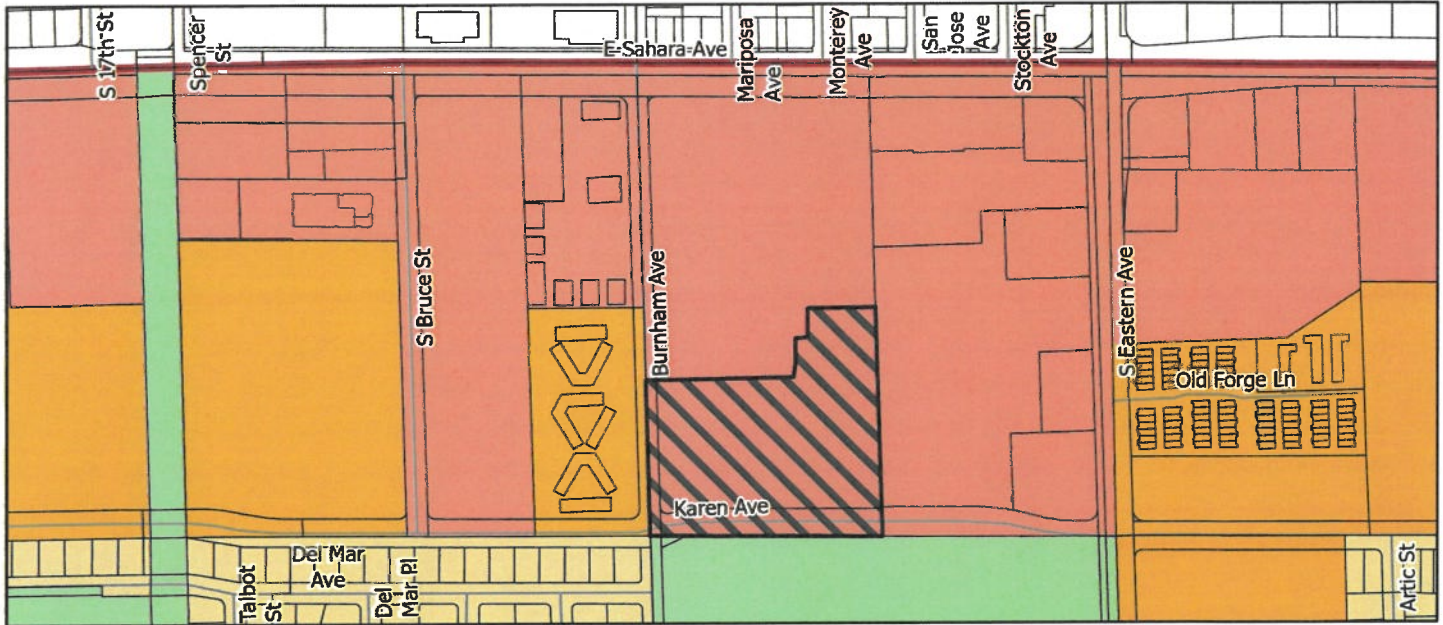
APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV
89118

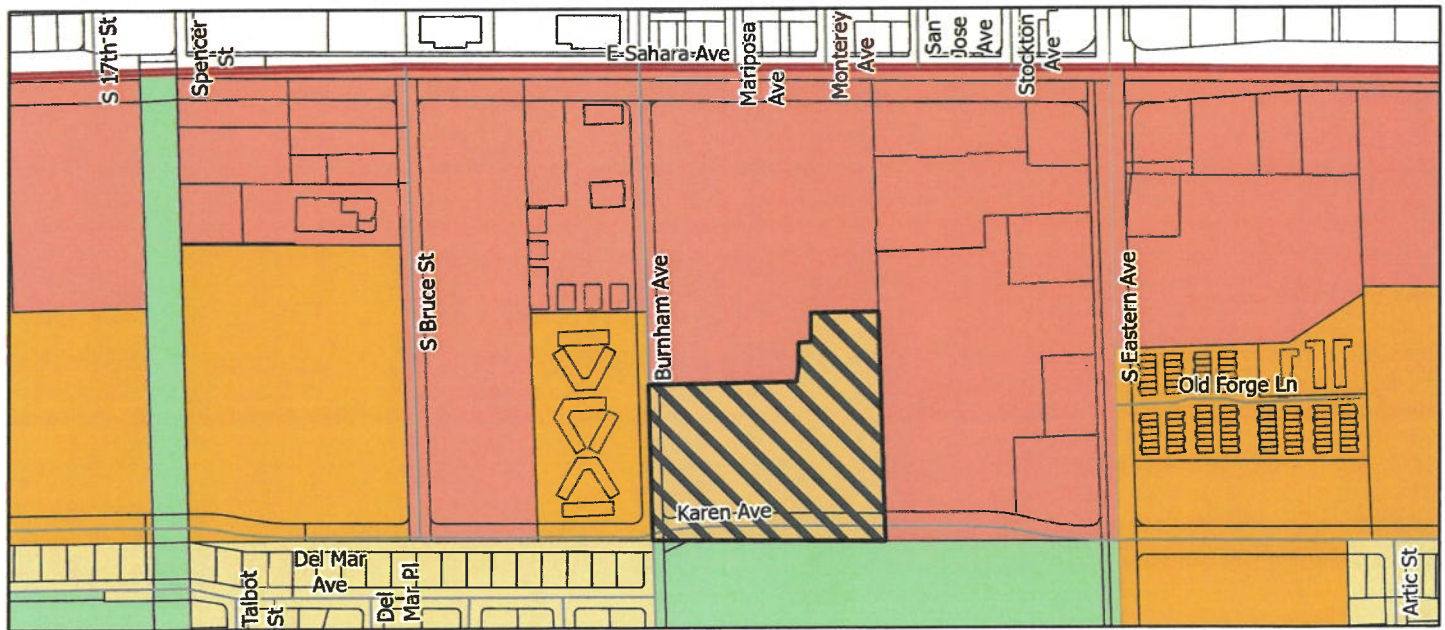
DRAFT

Planned Land Use Amendment PA-25-700023

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

Winchester Paradise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0319-GTL PROPERTIES LLLP:

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 2121 E. Sahara Avenue
- Site Acreage: 6.38
- Existing Land Use: Automobile body shop and vehicle repair facility

Applicant's Justification

The applicant is requesting a zone change on the southerly portion of the property from CG (Commercial General) Zone to RS2 (Residential Single-Family) Zone. The subject site is proposed for a 56 lot compact single-family residential subdivision with a density of 8.78 dwelling units per acre. According to the applicant, the proposed zoning district offers the opportunity for infill development adjacent to established neighborhood and commercial areas, and supporting the development of attainable, diverse, and walkable communities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales	Approved by PC	October 2012
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Commercial development
South	Public Use	PF	Valley High School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG	Office, retail, & multiple family residential

Related Applications

Application Number	Request
PA-25-500023	A plan amendment to redesignate the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
WS-25-0321	Waivers of development standards with design review for a single-family residential subdivision is a companion item on this agenda
VS-25-0320	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
TM-25-500081	A 56 lot single-family residential subdivision is a companion item on this agenda.

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. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for more intensive uses. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing

types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS2 Zone is 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 2025 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 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0320-GTL PROPERTIES LLLP:

VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file).
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of the public rights-of-way being Burnham Avenue and Karen Avenue. The vacations of the right-of-way are necessary to accommodate the required detached sidewalk for the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and vehicle repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014
UC-0519-12 (ET-0016-13)	First extension of time to commence and review a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	October 2012
WS-0728-04	Additional freestanding signs, increased sign height, and reduced sign separation for replacement of 2 existing freestanding signs in conjunction with an automobile sales and repair facility	Approved by PC	June 2004

Prior Land Use Requests

Application Number	Request	Action	Date
VC-234-93	Permit automobile repair and body shop in conjunction with an existing automobile sales facility - expired	Approved by PC	March 1993
VC-175-85	Permit an electric message unit in conjunction with an existing pylon sign	Approved by PC	May 1985
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Public Use	PF	School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multiple family residential

Related Applications

Application Number	Request
PA-25-700023	A plan amendment to redesignate the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0319	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda.
WS-25-0321	Waivers of development standards with design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500081	A 56 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended: to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADGER AVENUE, SUITE 180, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0321-GTL PROPERTIES LLLP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setbacks; **2)** increase retaining wall height; and **3)** reduce throat depth.

DESIGN REVIEW for a single-family detached residential subdivision on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce rear setbacks to 6 feet where 15 feet is required per Section 30.02.08 (a 67% reduction).
2.
 - a. Allow a 4 foot high retaining wall along Burnham Avenue where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
 - b. Allow a 10 foot high retaining wall along the east property line where 3 feet is the maximum allowed per Section 30.04.03C (a 233% increase).
3. Reduce the throat depth distance to call-box to 75 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.38
- Project Type: Single-family residential development
- Number of Lots: 56
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 2,765/4,279
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,572 to 2,079
- Open Space Required/Provided: 11,200/11,593

Site Plans

The plans depict a proposed single-family residential subdivision. The subdivision will have a single gated entry to the site from Burnham Avenue. All internal private streets have 5 foot wide sidewalk on one side of the streets, and they all measure 44 feet wide except for Street A, which measures 39 feet wide. Street A located on the north side of the subdivision terminates as a stub street, where Street C located on the south side of the subdivision terminates as a stub street on the east side and as a cul-de-sac on the west side.

The plans show an alternative lot design with 5 foot access easements granted to adjacent property owners. The buildings are built with 5 foot setbacks from the property line, but with access easement each lot has access to a 10 foot wide side yard on one side of the lot (5 feet on each side of the residence but one side provides a 5 foot access easement to the adjacent neighbor). The residential development features a rear setback of 5 feet. Also, depending on the model, the rear setbacks are proposed to be reduced to as minimum as 6 feet; therefore, a waiver has been requested per Section 30.02.08.

The proposed subdivision features a 4 foot high retaining wall along Burnham Avenue and a 10 foot high retaining wall along the east boundary line. Waivers of the development standards have been requested where 3 feet is required along the street and property line.

Landscaping

Detached sidewalks are being provided along Burnham Avenue and Karen Avenue, with a 5 foot wide landscape strip on both sides of the 5 foot wide sidewalk. The plan depicts large trees and shrubs provided for every 30 linear feet of street frontage.

Elevations

The plans depict 2 story models with a maximum height of 27 feet. The elevations on all 4 sides consist of a concrete tile roof, stucco exterior with variable rooflines, wall off-set, foam trim, stone veneer on some elevation option, porch and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant is requesting waivers of development standards for the rear setback reduction, increase in retaining wall height, and reduction of the throat depth within the entrance of the subdivision. The reduced rear setback is for all lots within the subdivision. The applicant does not pre-plot homes, instead provide buyers with the opportunity to select their lot and house plan; therefore, needing the waiver on all lots to provide maximum flexibility for future homeowners. The development will utilize private easements on the lots for the benefit of the adjacent lot which creates a courtyard area between the homes. The increase in retaining wall height along the eastern boundary of the site is due to the significant drop off in topography that currently exists and will not increase the height of the parcel. The increase in the height of the wall will not have a negative impact on the adjacent parcel, which is currently a commercial development.

Lastly, the design of the entry allows for 2 travel lanes for the guests, and one for the residents. Therefore, the residents will not have to wait in line at the call box and will have enough room for cars to queue at the entrance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and vehicle repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	October 2012
WS-0728-04	Additional freestanding signs, increased sign height, and reduced sign separation for replacement of 2 existing freestanding signs in conjunction with an automobile sales and repair facility	Approved by PC	June 2004
VC-234-93	Permit automobile repair and body shop in conjunction with an existing automobile sales facility - expired	Approved by PC	March 1993
VC-175-85	Permit an electric message unit in conjunction with an existing pylon sign	Approved by PC	May 1985
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Commercial development
South	Public Use	PF	Valley High School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG	Office, retail, & multiple family residential

Related Applications

Application Number	Request
PA-25-700023	A plan amendment to redesignate the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0319	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda.
VS-25-0320	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500081	A 56 lot single-family residential subdivision is a companion item on this agenda.

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.

Waiver of Development Standards #1

The proposed lots have 5 foot side yard setbacks; however, a 5 foot access easement will be granted to the adjacent neighbor so that in effect there are 10 foot side yards for private use and a zero foot setback on the other side. It is possible this easement can cause complications for future homeowners. While the larger side yard is a benefit, the result is the private space abuts the wall of the adjacent residence, with a stark 2 story building wall without windows or doors. In addition, only 1 model shows a door accessing the side yard private area. The other models only have a door to the rear yard, which could be as small as 5 feet. A similar development by the applicant was approved at the northeast corner of Quarterhorse Lane and Martin Avenue. Staff has no objection to the waiver request as they are providing larger side yards to mitigate the rear setback reduction.

Waiver of Development Standards #2

The purpose of reviewing an increase in wall height, whether that be a retaining wall or a screen wall, is to ensure that the proposed wall will not negatively impact adjacent developments and streets, nor cause a safety hazard. The proposed retaining walls will pose as a buffer to the commercial development to the east and is minor along Burnham Avenue. Staff has no objection to this request as there are already significant grade changes in the area.

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 elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required by Code. The landscaping is compatible with the surrounding area. Therefore, staff has no objection to this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in the throat depth in that it could result in stacking of vehicles on Karen Avenue. This is a self-imposed hardship that could be addressed with a site redesign.

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 of waiver of development standards #1 and #2 and , and denial of design review; and denial of waiver of development standards #3.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500081-GTL PROPERTIES LLLP:

TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.38
- Project Type: Single-family residential development
- Number of Lots: 56
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 2,765/4,279

Project Description

The plans depict a proposed single-family residential subdivision. The subdivision will have a single gated entry to the site from Burnham Avenue. All internal private streets have 5 foot wide sidewalk on one side of the streets, and they all measure 44 feet wide except for Street A, which measures 39 feet wide. Street A located on the north side of the subdivision terminates as a stub street, where Street C located on the south side of the subdivision terminates as a stub street on the east side and as a cul-de-sac on the west side.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and vehicle repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	October 2012
WS-0728-04	Additional freestanding signs, increased sign height, and reduced sign separation for replacement of 2 existing freestanding signs in conjunction with an automobile sales and repair facility	Approved by PC	June 2004
VC-234-93	Permit automobile repair and body shop in conjunction with an existing automobile sales facility - expired	Approved by PC	March 1993
VC-175-85	Permit an electric message unit in conjunction with an existing pylon sign	Approved by PC	May 1985
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Commercial development
South	Public Use	PF	Valley High School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG	Office, retail, & multiple family residential

Related Applications

Application Number	Request
PA-25-700023	A plan amendment to redesignate the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0319	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda.
VS-25-0320	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-25-0321	Waivers of development standards with design review for a single-family residential subdivision is a companion item on this agenda.

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

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Burnham Avenue. Due to the location of the subdivision on the northeast corner of Burnham Avenue and Karen Avenue, Karen Avenue experiences a high volume of traffic and a school is located to the south. If another point of access is provided to the subdivision via Karen Avenue, it would cause an increase in traffic to the subdivision. The subdivision features a cul-de-sac which is the preferred method for turnaround. Approval of this request is contingent upon approval of the companion items (PA-25-700023, ZC-25-0319, VS-25-0320, and WS-25-0321) and staff is supporting these applications. Therefore, staff support this request.

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:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Karen Avenue and Burnham Avenue;

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All street shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.

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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0343-JIN SARAH:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.

Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-411-009

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot tall wall along the side and rear property lines where a maximum of 6 feet is permitted per Section 30.04.03 (a 60% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1682 Golden Arrow Drive
- Site Acreage: 0.25
- Project Type: Wall Height
- Wall Height (feet): 10

Site Plan & Elevations

The plan depicts an existing single-family residence with access provided via Golden Arrow Drive. There is an existing wall along the rear (north) and side street (west) property lines that has been increased in height without permits.

The photos depict that the wall along the west property line (Iglesia Street) ranges in height between 1.5 and 6 feet in height and constructed of concrete blocks. Wood planks have been installed on top of the block wall which increased the wall height to a maximum of 8 feet. The wall along the rear property line ranges in height between 6 and 7 feet in height and constructed of concrete blocks. Wood planks have been installed on top of the block wall which increased the wall height to a maximum of 10 feet. All walls and wood spans are painted in white.

Landscaping

No landscaping is proposed with this request.

Applicant's Justification

The applicant states they purchased the home with the wall already being raised in height. They would like to keep this extended elevation to protect their home against burglary and vandalism which has occurred previously.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176 acres from an R-1 zone to an R-1 zone in a Historic Neighborhood Overlay District for an existing residential subdivision.	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2	Place of worship
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE23-17730) for walls that exceeds the maximum allowed height per Title 30.

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

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.

Although staff understands the property owner's intention to protect the property from vandalism and burglary, the wall exceeds the allowable maximum height for a residential development as stated per Title 30. Additionally, the walls are visible from the rights-of-ways Iglesia Street and Golden Arrow Drive. Development standards for residences, including maximum wall heights, are established by Title 30 to maintain the character and aesthetics of neighborhoods, neither of

which are accomplished with this request. Staff does not typically support request to increase wall height and cannot support this excessive request for increased wall height.

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 of 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)

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

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

APPLICANT: SARAH JIN

CONTACT: SARAH JIN, 1682 GOLDEN ARROW DRIVE, LAS VEGAS, NV 89169

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0339-SAHARA TOWNE SQUARE, LLC:

USE PERMIT for live entertainment.

DESIGN REVIEW for proposed site modifications for a proposed restaurant in conjunction with an existing shopping center on a 9.29 acre portion of 16.36 acres in a CG (General Commercial) Zone within the Maryland Parkway (MPO) Overlay.

Generally located on the east side of Maryland Parkway and the north side of Karen Avenue within Winchester. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-101-002; 162-11-110-002; 162-11-110-003; 162-11-111-001

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1330 E. Karen Avenue, Suite B
- Site Acreage: 9.29 (portion)/16.36 (overall)
- Project Type: Proposed restaurant with live entertainment and site modifications
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 7,793 (suite)/151,605 (shopping center)
- Parking Required/Provided: 346/902

Site Plans

The plans depict an existing 151,605 square foot shopping center that includes a 7,793 square foot tenant space for a proposed restaurant that will include live entertainment. The tenant space for the restaurant and live entertainment facility is located at the southeast corner of the site, closest to Karen Avenue. The suite is set back 159 feet from the adjacent multi-family residential development to the east and 142 feet from the abutting single-family residential homes on the south side of Karen Avenue. Access to the shopping center is provided via existing commercial driveways along Sahara Avenue, Maryland Parkway, and Karen Avenue. The shopping center requires 346 parking spaces under the current iteration of Title 30 where 902 parking spaces are provided. Parking is located mostly to the south and west of the existing shopping center building. The applicant is proposing to remove 11 parking spaces in front of the suite for a temporary drop-off and loading zone.

Landscaping

All site and street landscaping are existing and no additional landscaping is required or provided.

Elevations

The elevations depict an existing single-story building with a flat parapet roof. The exterior of the building consists of windows and split-faced CMU block. The building is painted with neutral, earth-tone colors and is 21.6 feet tall.

Floor Plans

The plans depict a 7,793 square foot tenant space that will be utilized for a restaurant, bar, and live entertainment space. The majority of the interior space of the suite will consist of a lounge and dining area in the central portion of the space with a stage located in the northeast corner of the suite. The suite will also contain a 605 square foot VIP/private dining room, a 330 square foot kitchen with an accompanying bar. Office will be in the southeast and western portions of the suite. Two sets of restrooms along with various storage areas will be provided along the western and southern portions of the site, respectively.

Applicant's Justification

The suite space will accommodate a restaurant, bar, and will have various live entertainment events along with local art showcases. The parking in front of the suite will be removed for deliveries and artist's equipment. The venue will meet all applicable spacing and operational requirements, and entertainment will be secondary to food and beverage service. The proposed facility will comply with all applicable regulations, including any design or operational standards. This proposal aligns with Clark County's goals for revitalizing commercial corridors and supporting mixed-use, walkable, and transit-oriented development. The surrounding shopping center provides 430 shared parking spaces, and the proposed hours of operation will complement those of other tenants, minimizing parking conflicts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0466	Adult daycare facility within an existing shopping center	Approved by PC	August 2018
UC-0405-17	Medical marijuana establishment (retail store) within an existing shopping center	Approved by BCC	June 2017
UC-0271-14	Medical marijuana establishment (dispensary) within an existing shopping center	Approved by BCC	June 2014
DR-0189-14	Restaurant in conjunction with an existing shopping center	Approved by PC	May 2014
UC-1379-02	Reduced the setbacks to residential uses and allow a convenience store within an existing shopping center	Approved by PC	November 2002
UC-1492-98	Outside dining in conjunction with a bakery within an existing shopping center	Approved by PC	October 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1872-96	Child nursery and daycare center within an existing shopping center	Approved by PC	December 1996
UC-1313-96	Tanning beds in conjunction with a nutrition store and juice bar within an existing shopping center	Approved by PC	September 1996
UC-275-90	Martial arts school within a shopping center	Approved by PC	October 1990
UC-239-90	Real estate training school within an existing shopping center	Approved by PC	August 1990
UC-24-89	Allowed outside dining in conjunction with a fitness center within a shopping center	Approved by PC	February 1989
AC-91-88	Allowed the construction of a restaurant building within a shopping center	Approved by PC	June 1988
AC-229-87	Constructed and maintained a financial office building within a shopping center	Approved by PC	January 1988
AC-186-87	Constructed a restaurant with drive-thru in conjunction with a shopping center	Approved by PC	November 1987
ZC-169-85	Reclassified the site from R-1 to C-2 zoning for a shopping center	Approved by BCC	September 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & N-S	Shopping center, gas station, & office buildings
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Neighborhood Commercial; & Corridor Mixed-Use	RS5.2, CP, & CG (MPO)	Single-family residential & office buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
West	Corridor Mixed-Use	CG (MPO)	Shopping center, retail building, & health club/gym

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed use of the site for live entertainment is compatible with the existing site, the surrounding area, and the previously approved uses. While the existing use within the suite is an adult daycare facility, live entertainment compliments and supports the proposed restaurant use, while not requiring additional parking or resources beyond those already required. Additionally, the subject site contains a tavern and similar uses. In addition, the properties directly surrounding the site are mostly commercial along Maryland Parkway, and Karen Avenue separates the site from the residential uses to south. While the subject suite is only 159 feet from the adjacent multi-family residential development to the east, the suite is mostly interior to the site and the proposed live entertainment will entirely be inside the suite. While audible from the outside, the live entertainment being indoors, separated from residential uses by buildings, streets, and walls, and more than 140 feet from each residential use, there should be no major impact from the proposed live entertainment beyond what would normally be expected of a shopping center of this size. Finally, Policy 5.1.3 of the Master Plan encourages the development and support of local businesses which contribute to regional economic pillars, such as tourism. Staff finds that support of this use permit will support a local business, which forms part of a larger set of businesses, which draws tourism dollars to the Las Vegas area, and surrounding businesses as well. For these reasons, staff can 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 modifications of the site are limited to the reduction of existing parking spaces and the conversion of those spaces into a loading/drop-off area. The subject suite is interior to the shopping center building with the only place for a loading or unloading area being the front of the suite since the rear of the suite is another suite facing the opposite direction. Additionally, the area left by the spaces being removed is large enough to keep the loading area and parking spaces separate. The loading space will be set back more than 50 feet from any residential use and will most likely not serve any vehicles larger than a smaller box truck. The location of this space is also generally located on the site of the overall shopping center building, which is preferred. Finally, based on the number of existing parking spaces the loss of 11 parking spaces should not significantly impact parking on the site when the new number of spaces is compared with the required number of spaces. The reduction in the number of parking spaces provided will also help bring the shopping closer to the required number of spaces that are now required by Title 30. For these reasons and the minor nature of the modifications, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARTIN L. BOYNTON

CONTACT: GUILD OF CONJECTURAL SCIENCES, 1330 E. KAREN AVENUE, SUITE B,
LAS VEGAS, NV 89169



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TM-25-500081

Property Owner or Subdivision Name: GTL Properties, LLLP

Public Hearing: Yes ☐ No ☒

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- ☐ Held no date specific
☐ Withdrawn
☒ No change to meeting(s) TAB:5/27/25; PC: 6/17/25; BCC: 7/16/25
☐ Amend Write-up
☐ Renotify
☐ Make a public hearing (Radius: _____)
☐ Rescheduling
☒ Other: Remove from public hearing
☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
☐ Refund
☐ 80%
☐ 100% (please include justification for full refund below)
AMOUNT OF REFUND\$: _____

Reason for Change: Tentative map was processed with a notification radius of 1,500 feet.
Please update Accela with 0 foot notification radius.

Change initiated by: Romeo Date: 4/29/25
Change authorized by: [Signature] Date: 4/29/25
Change processed by: TS Date: 4/29/25
Distribution e-mail sent by: TS Date: 4/29/25
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-11-503-001

Town Board(s): Winchester

Verified by: _____ Date: _____

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AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-25-0339

Property Owner or Subdivision Name: SAHARA TOWNE SQUARE L L C

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) Winchester TAB 5/27 & BCC 6/18

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☒ Other: Add APNs 162-11-110-002, -003 & 162-11-101-002

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$: _____

Reason for Change: Application is within shopping center; added parcels also part of shopping center

Change initiated by: hw Date: 5/12/25

Change authorized by: [Signature] Date: 5/12/25

Change processed by: TD Date: 5/12/25

Distribution e-mail sent by: TD Date: 5/12/25

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-11-111-001, 162-11-110-002, -003 & 162-11-101-002

Town Board(s): Winchester

Verified by: _____ Date: _____

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