



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

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

1. **VS-25-0460-L C R 3025 HIGHLAND, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Highland Drive and Westwood Drive, and Edna Avenue and Capella Avenue; and a portion of a right-of-way being Highland Drive located between Edna Avenue and Capella Avenue within Winchester (description on file). TS/bb/kh (For possible action)

2. **DR-25-0459-LCR 3025 HIGHLAND, LLC:**

DESIGN REVIEW for a proposed EV (electric vehicle) parking lot on 1.23 acres in an IL (Industrial Light) Zone. Generally located north of Capella Avenue and west of Highland Drive within Winchester. TS/bb/kh (For possible action)

08/05/25 PC

- 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: July 29, 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 May 27, 2025

MINUTES

Board Members:	Christian Barneond - Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT April Mench – Member – PRESENT	Judith Siegel – Member – PRESENT Brad Evans – Member – PRESENT
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, Lorna Phegley– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:01 p.m.
 - II. Public Comment: None
 - III. Approval of April 8, 2025 Minutes
Moved by: Mench
Action: Approved
Vote: 4-0
 - IV. Approval of Agenda May 27, 2025
Moved by: Siegel
Action: Approved
Vote: 4-0
 - V. Informational Items: None
 - VI. Planning & 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

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be June 10, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:32pm

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 8, 2025**

08/05/25 PC

1. **VS-25-0460-L C R 3025 HIGHLAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Highland Drive and Westwood Drive, and Edna Avenue and Capella Avenue; and a portion of a right-of-way being Highland Drive located between Edna Avenue and Capella Avenue within Winchester (description on file). TS/bb/kh (For possible action)

2. **DR-25-0459-LCR 3025 HIGHLAND, LLC:**
DESIGN REVIEW for a proposed EV (electric vehicle) parking lot on 1.23 acres in an IL (Industrial Light) Zone. Generally located north of Capella Avenue and west of Highland Drive within Winchester. TS/bb/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0460-L C R 3025 HIGHLAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Highland Drive and Westwood Drive, and Edna Avenue and Capella Avenue; and a portion of a right-of-way being Highland Drive located between Edna Avenue and Capella Avenue within Winchester (description on file). TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-08-705-007; 162-08-705-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to vacate a streetlight and traffic control easement, and a pedestrian access easement. Furthermore, the applicant is also proposing to vacate a portion of right-of-way being Highland Drive to accommodate a proposed detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0689	Reduced street landscaping and parking lot landscaping and modified driveway design standards, design review for industrial building and vivid hues	Approved by BCC	October 2019
WS-18-0643	Allowed for a hanging sign, roof sign, and increased wall sign, and allowed alternative wall design and allowed animated (video) sign, increase animated sign area	Approved by BCC	January 2019
UC-18-0127	Allowed a marijuana establishment (dispensary)	Approved by BCC	June 2018
UC-17-1118	Allowed a marijuana establishment (retail marijuana store) and waivers of development standards for reduced parking, cross access, pedestrian walkways, and non-decorative metal roofing	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern, permit a roof sign & increased sign area, exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0436-15	For an expansion and exterior remodel of a tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodel of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodel of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IL	Adult cabaret & office/warehouse building
South & East	Business Employment	IL	Industrial buildings
West	Business Employment	IL	Industrial buildings & mini-warehouse facility

Related Applications

Application Number	Request
DR-25-0459	A design review for a proposed parking lot 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 easements that are not needed for site, drainage, or roadway development and 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 2 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

- Drainage study and compliance;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LCR 3025 HIGHLAND, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0459-LCR 3025 HIGHLAND, LLC:

DESIGN REVIEW for a proposed EV (electric vehicle) parking lot on 1.23 acres in an IL (Industrial Light) Zone.

Generally located north of Capella Avenue and west of Highland Drive within Winchester. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-08-705-007; 162-08-705-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3025 and 3035 Highland Drive
- Site Acreage: 1.23
- Project Type: EV parking lot
- Number of Stories: 1
- Building Height (feet): 12 (proposed operations building)
- Square Feet: 1,403 (proposed operations building)/ 96 (proposed supply storage building – 2 total) / 25 (proposed supply storage building)
- Parking Required/Provided: 4/57 (50 EV spaces, 7 standard and accessible)
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts 1.23 acres with a proposed EV charging parking lot and a proposed operations building on the southwest corner of the property. The operations building is set back 5 feet from the south property line and 5 feet from the west property line. The site plan also shows 3 proposed storage buildings along the west property line adjacent to the alley, approximately 20 feet northwest of the proposed operations building. Gated access is provided from a driveway at the southeast corner that is divided by a median and call box. Of the 3 existing curb cuts along Highland Drive, only the southeast access driveway will be improved and used for access.

Fifty of the 57 proposed parking spaces have electric vehicle (EV) charging stations and 54 of the parking spaces are covered. Parking spaces are centrally located on the site, and along the west and south property lines. Internal drive aisles wrap around the parking spaces from east to

west. A 20 foot wide alley is located along the west property line with an 8 foot tall security fence on the west property line. A trash enclosure faces the alley at the northwest corner of the property. There is no other vehicle or pedestrian access at the alley.

An 8 foot tall security fence is located around the parking area, connecting to the entry gates. Pedestrian walkways connect the parking spaces and typical parking stalls are 9.5 feet by 20 feet. The charging stalls are located between the parking spaces and the pedestrian walkways, and do not interfere with parking or pedestrian movement.

Landscaping

The landscape plan depicts 7 large mesquite trees and 1 large shoestring acacia where 7 are required every 30 feet along Highland Drive. The landscape plan depicts a detached sidewalk along Highland Drive with street trees and shrubs. All but 3 parking spaces are covered parking with 17 parking lot trees provided at the entrance, interior islands, and along the north property line where 1 tree is required.

Elevations

The elevations depict a proposed operations building with an overall height of 12 feet. All 9 windows and doors are covered with a 3 foot metal awning for additional shade. All windows have Low-E Solar ban glazing and the building is constructed with stucco siding. The covered parking structures are 12 feet high with angled covers and 1 foot 4 inch wide base support columns. There are 2 proposed grey metal storage buildings which have an overall height of 6 ½ feet. The 3rd proposed storage building will have an overall height of 7 feet and will be constructed of a grey vinyl exterior. Lastly, the security fencing is decorative metal black steel with inward facing 9 inch deep top points.

Floor Plans

The 1,403 square foot operation building includes office space, breakroom, entry security, and restrooms. The 2 proposed storage buildings have overall area of 96 square feet and the 3rd proposed storage building will have an overall area of 25 square feet. These structures will be used for supplies related to maintenance of the property.

Applicant's Justification

The applicant is proposing a 57-space parking lot for privately contracted electric vehicle charging and parking. A parking lot is permitted as principal use in the IL (Industrial Light) zone district. A proposed 1,403 square foot operations building will provide space for employees and security. This property is surrounded by industrial and commercial uses with the same IL zoning classification. The property will be gated with a decorative security fence surrounding the parking spaces and operations building. No access is provided to the alley and a total of 25 trees are provided on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0689	Reduced street landscaping and parking lot landscaping and modified driveway design standards, design review for industrial building and vivid hues	Approved by BCC	October 2019
WS-18-0643	Allowed for a hanging sign, roof sign, and increased wall sign, and allowed alternative wall design and allowed animated (video) sign, increase animated sign area	Approved by BCC	January 2019
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UC-0436-15	For an expansion and exterior remodel of a tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodel of an adult cabaret	Approved by ZA	August 2001
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ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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South & East	Business Employment	IL	Industrial buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	Industrial buildings & mini-warehouse facility

Related Applications

Application Number	Request
VS-25-0460	A vacation and abandonment for easements and a portion of right-of-way 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**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 parking lot will be the principal use of the property with an accessory operations building to support employees, property security, and property maintenance. The parking lot will be compatible with the surrounding area and other uses with similar amounts of parking. The design characteristics will not be unsightly or undesirable when compared to the surrounding areas. The additional trees and covered parking structures proposed with this development meet the intent of the Master Plan Policy 3.6.1 for mitigation of the moderately high heat island effect in this part of the County. The decorative security fence, operation building treatments, shade structures, and ability to meet 7 of the 7 required sustainability points are all supporting elements of this proposed development. Staff can support the proposed design review.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

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 #0233-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LCR 3025 HIGHLAND, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0460

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

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

Date: 7/8/2025

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: 8/5/2025 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: Click or tap to enter a 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

Jeri Pinkerton, Secretary
(702) 806-8660
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

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
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

Tammy Harris, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	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 4/1/2024

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-705-007 & 008

PROPERTY ADDRESS/ CROSS STREETS: 3025 S. Highland Drive

DETAILED SUMMARY PROJECT DESCRIPTION

An EV charging parking lot

Vacation of right of way for detached sidewalks and easements for streetlight and pedestrian access.

PROPERTY OWNER INFORMATION

NAME: LCR 3025 Highland, LLC

ADDRESS: 110 N. Wacker Dr. Ste 2500

CITY: Chicago

STATE: IL

ZIP CODE: 60606

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: LCR 3025 Highland, LLC

ADDRESS: 110 N. Wacker Dr. Ste 2500

CITY: Chicago

STATE: IL

ZIP CODE: 60606

REF CONTACT ID # n/ a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcnylaw.com

*Correspondent will receive all project communication

(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.

see signature page attached hereto

Property Owner (Signature)*

LCR 3025 Highland, LLC

Property Owner (Print)

May __, 2025

Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



May 22, 2025

Clark County Public Works
500 S Grand Central Parkway
Las Vegas, NV 89155

RE: JUSTIFICATION FOR PUBLIC RIGHT-OF-WAY AND EASEMENT VACATION AND AT S. HIGHLAND DRIVE

To Whom It May Concern:

This letter is to provide justification for the request of the following 5-ft wide vacation along South Highland Drive.

- Public Right-of-Way along the frontage of 3025 – 3035 S. Highland Drive (APN: 162-08-705-007 & 162-08-705-008).
 - Area: 1,213 SF

A portion of Public Right-of-Way is no longer needed along S. Highland Drive to adhere to Clark County Public Works 5' detached sidewalk requirements for new developments.

This letter is also to provide justification for the request to vacate the following easements on APN: 162-08-705-007:

- 3.00' wide streetlight, traffic control easement per O.R. 20181205:0002969 along the frontage of 3025 S. Highland Drive (APN: 162-08-705-007)
 - Area: 300 SF
- Pedestrian Access Easement per O.R. 20181205:0002970
 - Area: 536 SF

The above easements are no longer needed following the development of the proposed site and subsequent dedication of easements for public sidewalk associated with the proposed detached sidewalk.

We appreciate the opportunity to provide these services to you. Please contact me at Matt.Selkirk@kimley-horn.com if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed:

A handwritten signature in blue ink, appearing to read 'MS'.

Printed Name: Matt Selkirk, PE
Title: Project Manager



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0459

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

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

Date: 7/8/2025

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: 8/5/2025 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: Click or tap to enter a 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

Jeri Pinkerton, Secretary
(702) 806-8660
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

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
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

Tammy Harris, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	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 4/1/2024

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-705-007 & 008

PROPERTY ADDRESS/ CROSS STREETS: 3025 S. Highland Drive

DETAILED SUMMARY PROJECT DESCRIPTION

An EV charging parking lot

PROPERTY OWNER INFORMATION

NAME: LCR 3025 Highland, LLC

ADDRESS: 110 N. Wacker Dr. Ste 2500

CITY: Chicago

STATE: IL

ZIP CODE: 60606

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: LCR 3025 Highland, LLC

ADDRESS: 110 N. Wacker Dr. Ste 2500

CITY: Chicago

STATE: IL

ZIP CODE: 60606

REF CONTACT ID # n/ a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcnvlaw.com

***Correspondent will receive all project communication**

(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.

see signature page attached hereto

LCR 3025 Highland, LLC

May 22, 2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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☐ VS

☐ ZC

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☐ PUD

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

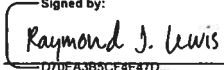
TAB/CAC LOCATION _____

DATE _____

LCR 3025 HIGHLAND, LLC,
a Delaware limited liability company

By: Le Cirque Rouge, LP,
a Delaware limited partnership,
its sole member and manager

Treehouse Real Estate Investment Trust, Inc.,
a Maryland corporation, its general partner

By: 
Signed by:
D70EA3B3CF4E47D
Name: Raymond J. Lewis
Title: President

[SIGNATURE PAGE TO CLARK COUNTY, NEVADA DEPARTMENT OF COMPREHENSIVE PLANNING-
APPLICATION FORM]

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 28, 2025

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter*
Design Review for an EV Parking Lot
APNs: 162-08-705-007 & 008

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is seeking to develop a parking lot, predominately for EV spaces, on property located on Highland Drive and south of Edna Avenue. The property is more particularly described as APNs: 162-08-705-007 & 008 (collectively the "Site").

The Site is zoned Industrial Light (IL). A parking lot is permitted in an IL zoned district. Not only is a parking lot permitted in the IL zoned district, but the surrounding uses are warehouse and storage yards. Therefore, the proposed EV parking lot is compatible with the area.

The Applicant is proposing to design and develop a 57-space parking lot of which 50 parking spaces will have EV charging stations. The EV charging parking spaces will be located under carports. In addition to the parking spaces, there will be an 11-foot 8 ½-inch tall, 1,403 SF operations building located at the southwest corner of the Site.

The proposed access to the Site will be from a 48-foot-wide drive aisle along Highland Drive. There is a median in the drive aisle entrance to protect ingress and egress traffic. There will be two (2) 20-foot-wide sliding vehicle access gates setback 75-feet from the Highland Drive right-of-way. The call box will be setback 51-feet from the Highland Drive right-of-way. The development will be enclosed by an 8-foot decorative steel fence. The parking lot is intended for use by a contracted entity whose vehicles will be equipped with a sensor to enable access through the gate to the lot. In other words, each vehicle will be equipped with a sensor allowing access through the gate to the Site.

The Applicant will reconstruct the off-sites to provide a detached sidewalk along the Site's Highland Drive frontage. With respect to landscaping, the site plan complies with all perimeter landscaping as well as on-site parking landscaping requirements for carport parking spaces.

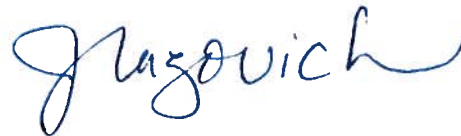
The Applicant will meet the 7 sustainability points as follows:

- Title 30.04.05(J)(3)(i) – The Applicant is providing 25 trees where 20 trees are required. **1 Point**
- Title 30.04.05(J)(3)(ii) – The Applicant is providing water efficient plants. **1 Point**
- Title 30.04.05(J)(4)(i) – The operations building will provide a cool roof. **1 Point**
- Title 30.04.05(J)(4)(b)(1)-(2) – The Site will provide shade structures and awnings around the operations building. **3 Points**
- Title 30.04.05(J)(4)(c)(2) – The Site will incorporate daylighting strategies. **0.5 Points**
- Title 30.04.05(J)(4)(c)(5) – The operations building will include low-emissivity glass on the south and west facing windows. **0.5 Points**

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc