



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 25, 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 Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - 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.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura – Chair
 Carol Lee White

Matthew Tramp – Vice Chair
 Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@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, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

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

- III. Approval of Minutes for October 28, 2025. (For possible action)
- IV. Approval of the Agenda for November 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **DR-25-0729-CHURCH LIFE BAPTIST:**
DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh (For possible action) **12/02/25 PC**
- 2. **WS-25-0650-MARIN, CHARITY P:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action) **12/02/25 PC**
- 3. **ET-25-400115 (SDR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:**
SIGN DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/my/cv (For possible action) **12/16/25 PC**
- 4. **PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located on the west of Edmonds Street and the south of Russell Road within Spring Valley. MN/rk (For possible action) **12/16/25 PC**
- 5. **ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:**
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action) **12/16/25 PC**
- 6. **VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action) **12/16/25 PC**

7. **WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action) **12/16/25 PC**

8. **UC-25-0703-ITZHAKI ENTERPRISES, LLC:**
USE PERMITS for the following: 1) banquet facility, and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) **12/16/25 PC**

9. **UC-25-0761-MAVERIK, INC.:**
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Jones Boulevard within Spring Valley. MN/sd/cv (For possible action) **12/16/25 PC**

10. **ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:**
ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action) **12/17/25 BCC**

11. **VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action) **12/17/25 BCC**

12. **WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for modifications to previously approved comprehensive sign package in conjunction with an existing mixed-use project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/rg/cv (For possible action) **12/17/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: December 9, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>



Spring Valley Town Advisory Board

October 28, 2025

MINUTES

Board Members: Randal Okamura, Chair **EXCUS3ED** Matthew Tramp, Vice Chair **PRESENT**
Carol Lee White **PRESENT** Patrick Dierson **PRESENT**

Secretary: Carmen Hayes, 702 371-7991, chaves70@yahoo.com **PRESENT**

County Liaison: Mike Shannon 702-455-8338 mds@clarkcountynv.gov **PRESENT**

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

Tyler DeLorenzo, Current Planning

II. Public Comment

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

- **None**

III. Approval of **October 14, 2025** Minutes (For possible action)

Motion by: Randy Okamura

Action: **APPROVE** after noting the word "face" should be inserted in front of "painting" under **Informational Items**

Vote: 3-0/Unanimous

IV. Approval of Agenda for **October 28, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Randy Okamura

Action: **APPROVE** after noting next meeting is **November 25, 2025**

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Announced Mighty Motor Mania event Saturday November 1, 2025.**

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

VI. Planning & Zoning

1. **WS-25-0398-REDWOOD TORAH CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.
DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/dd/cv (For possible action) 11/04/25 PC

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

ADD condition: add tire strip or other device to maintain egress only

Vote: 3-0/Unanimous

2. **VS-25-0680-PT LAW P, LLC & GL HOLDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and Jones Boulevard and Bronco Street within Spring Valley (description on file). JJ/tpd (For possible action) 11/18/25 PC

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

3. **VS-25-0704-APOLLO PROPERTY HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Lindell Road and Decatur Boulevard within Spring Valley (description on file). MN/ji (For possible action) 11/18/25 PC

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd (For possible action) 11/18/25 PC

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff "if approved" conditions

Vote: 3-0/Unanimous

5. **ZC-25-0715-KHACHIKYAN MESROP:**
ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk/xx (For possible action) 11/19/25 BCC

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 2-1/Nay - White

6. **VS-25-0717-KHACHIKYAN MESROP:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 3-0/Unanimous

7. **UC-25-0716-KHACHIKYAN MESROP:**
USE PERMIT for a vehicle paint and body shop.
DESIGN REVIEW for a proposed vehicle paint and body shop on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 2-1/Nay - White

8. **ZC-25-0686-APOLLO PROPERTY HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and west of Tenaya Way within Spring Valley (description on file). MN/gc (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

9. **VS-25-0697-APOLLO PROPERTY HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Pioneer Way and Sunset Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/hw/xx (For possible action) **11/19/25 BCC**

Motion by: **Carol White**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

10. **WS-25-0700-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway throat depth in conjunction with a previously approved warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Sunset Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Carol White**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

VII General Business

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)

Motion by: **Carol White**

Action: **Nominate Patrick Dierson representative and Matthew Tramp as alternate**

Vote:3-0/Unanimous

VIII. Comments by the General Public-

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IX. Next Meeting Date: **November 25, 2025**

X Adjournment

Motion by: **Matthew Tramp**

Action: **ADJOURN** meeting at 7:03 p.m.

Vote: 3-0/Unanimous

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0729-CHURCH LIFE BAPTIST:

DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Tenaya Way and south of Post Road within Spring Valley, MN/tp/kh
(For possible action)

RELATED INFORMATION:

APN:

163-34-814-001

LAND USE PLAN:

SPRING VALLEY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6316 S. Tenaya Way
- Site Acreage: 4.4
- Project Type: Place of worship expansion and parking lot re-design
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 26,817 (existing place of worship)/10,154 (proposed expansion of sanctuary /36,917 (overall)
- Parking Required/Provided: 148/270
- Sustainability Required/Provided: 7/7

History & Site Plan

The site was originally approved for a place of worship in 2011 via UC-0081-11. WS-0460-11 was subsequently approved to reduce the front setback of the place of worship building to 15 feet where 20 feet was required. In 2014, a modular building on the northwest corner of the place of worship was approved via WS-0461-14. In 2018, WS-18-0607 was approved for a parking lot and new sanctuary building expansion. The applicant is now proposing to expand the sanctuary building and redesign the parking area on the south side of the 2 buildings.

The site plan depicts an existing place of worship located on the southern portion of the parcel. The first place of worship building that was approved via the original application (UC-0081-11) is located on the southwest corner of the site. The second building is located to the east and is an

existing sanctuary building. The applicant is proposing an 10,154 square foot expansion south of the sanctuary building. The proposed expansion is set back 20 feet from the east property line and 40 feet from south property line. Parking is located to the north and south of the 2 buildings. A total of 146 parking spaces were provided for UC-0081-11, which was increased to 288 parking spaces provided for via WS-18-0607. The number will be reduced to 270 parking spaces for this application, which still meets the Title 30 minimum parking requirements. The parking area on the south side of the building has been reconfigured to accommodate the sanctuary building expansion, with single rows of parking spaces now provided on the south and west sides of the expansion area. There are 2 access points along Tenaya Way and 1 along Post Road.

Landscaping

The plans depict existing landscaping along Tenaya Way and Post Road consisting of large trees, shrubs, and groundcover. Landscaping is also provided throughout the parking areas and along the perimeter of the building. The redesigned parking area on the south side of the sanctuary building will feature new landscape islands.

Elevations

The existing sanctuary building is 2 story with a flat roof behind parapet walls and is architecturally compatible with the existing building. The proposed existing sanctuary expansion is also 2 story with a flat roof with a maximum height of 32 feet. Building materials similar to the materials used for the existing buildings, will be used for the expansion such as stucco, decorative metal, and storefront window and door systems. The color scheme for the proposed expansion will consist of earth-tone colors that are compatible with the existing buildings.

Floor Plans

The proposed sanctuary building expansion has an area of 10,154 square feet. With the proposed expansion, the place of worship will have a total area of 36,917 square feet. The proposed sanctuary expansion will include meeting rooms, a conference room, restrooms, a break room, and office spaces.

Applicant's Justification

The applicant indicates that the application does not require any waiver and is in compliance with Clark County Title 30. The applicant also states that the project consists of a new two story administrative office expansion and will provide a functional and aesthetically pleasing addition to the church campus while adhering to the established character of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0607	Waivers and design reviews for a parking lot expansion and new sanctuary building expansion.	Approved by BCC	October 2018
WS-0461-14	Waives and a design review for a modular building in conjunction with an existing place of worship - expired	Approved by BCC	July 2014

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0460-11	Waiver of development standards to reduce the front setback for an approved place of worship building	Approved by BCC	November 2011
UC-0081-11	Use permit and design review for a place of worship	Approved by BCC	April 2011
DR-1095-07	Design review for office/warehouse and signage - expired	Approved by BCC	November 2007
VS-1517-05	Vacated patent easements - recorded	Approved by PC	November 2005
TM-500511-05	3 lot Industrial and commercial subdivision	Approved by PC	October 2005
ZC-0496-05	Zone change from R-E and C-1 zoning to C-2 and M-D zoning for a future commercial/office warehouse complex.	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CP (AE-60)	Office complex
South	Business Employment	CG (AE-60)	Commercial complex
East	Business Employment	IP (AE-60)	Office/warehouse buildings & undeveloped
West	Business Employment	RS5.2 (AE-60)	Single-family residences

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 sanctuary building expansion is designed in a similar architectural style to the existing building, with similar form and color scheme. The proposed architectural style is harmonious to the surrounding area and staff does not anticipate any adverse effects from the proposed expansion. The building expansion also provides the required 7 sustainability points in accordance with Title 30. Therefore, staff 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

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0214-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LIFE BAPTIST CHURCH

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS,
NV 89117

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0650-MARIN, CHARITY P:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-26-711-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 11 feet, 6 inches where 20 feet is the minimum required per Section 30.02.06B (a 43% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6380 Goody Court
- Site Acreage: 0.22
- Project Type: Single-family residential rear setback reduction
- Building Height: 15 feet, 2 inches (existing residence)
- Square Feet: 2,447 (existing residence)

Site Plan

The site plan depicts and existing residence located north of Goody Court, east of Mann Street, and south of Hacienda Avenue. The existing residence faces south toward Goody Court. The residence is set back 23 feet from the south (front) property line, 12 feet from the west property line, 5 feet from the east property line, and 11 feet, 6 inches from the north (rear) property line. The applicant is requesting to reduce the rear setback to 11 feet, 6 inches where 20 feet is the minimum required per Section 30.02.06B.

Elevations

The elevation plans depict a single story residence with an overall height of 15 feet, 2 inches. The exterior materials include stucco walls and concrete tile roofing.

Floor Plans

The floor plan depicts a typical single-family residence with an overall area of 2,447 square feet. The different areas of the residence include a garage, living room, bedrooms, bathrooms, kitchen, dining room, and an enclosed patio area on the northeast corner of the residence. The northwest corner of the residence is not enclosed, but there is an existing patio cover. Since the northeast corner of the residence is enclosed, ultimately reducing the rear setback dimension, a waiver of development standards is required.

Applicant’s Justification

Per the justification letter, the existing patio enclosure addition and patio cover are both existing that were not installed by the current property owner and were existing at the time of the current owner’s purchase of the property.

Surrounding Land Use

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

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

Waiver of Development Standards

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

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The enclosed patio cover was constructed illegally in 2019 and proper permits were not acquired by the previous or the current property owner. Staff finds this request to be a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRN VISION, LLC

CONTACT: JASMINE DENNIS, GRN VISION, 606 S. 9TH STREET, LAS VEGAS, NV 89101

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400115 (SDR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:

SIGN DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone.

Generally located north of Sunset Road and west of Durango Drive within Spring Valley.
JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-814-004 through 163-32-814-005

SIGN DESIGN REVIEW:

1. a. Allow a freestanding sign with 750 square feet of electronic message unit, static where 100 square feet is the standard per Section 30.05.02.G.
- b. Increase the height of project entrance signs to 6.5 feet where 5 feet is the standard per Section 30.05.02.N.
- c. Allow up to 3 projecting signs per tenant where 1 is permitted per Section 30.05.02.O.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8670 W. Sunset Road
- Site Acreage: 6.5 (Phase 1)
- Project Type: Sign package (Phase I only)

Site Plan

The Bend is a previously approved commercial development via WS-18-0093 and UC-22-0433 on 6.5 acres which features retail, office, and recreational development that features restaurants, live entertainment including a new recreational center known as Electric Pickle. Phase I is constructed, which is approximately 50,000 square feet of restaurants and retail among 5 buildings adjacent to Sunset Road.

Sign Plan

The applicant proposed 1 freestanding pylon sign with a static electronic message unit at the main entrance on Sunset Road. It is double facing and is visible east and west along Sunset Road. The size of the approved electronic message unit is 750 square feet, where Code allows for 100 square feet. In addition, 2 project entrance signs as well as tenants' storefront signage (projecting and canopy signs) were included in this sign package. The project entrance signs are 6 feet 6 inches tall, where Code allows for a height of no more than 5 feet tall. The proposed sign package also includes 41 tenants' storefront projecting signs and 1 canopy sign.

The applicant proposed the below signage for the overall site with the original request:

Type of Sign	Requested (sq. ft.)	# of Proposed Signs	Total (sq. ft.)
Freestanding	876*	1	876
Project Entrance	32	2	64
Projecting	32	41	1,312
Canopy	32	1	32
Overall		45	2,284

*750 square feet of the proposed sign will be electronic message unit, static.

Previous Conditions of Approval

Listed below are the approved conditions for SDR-23-0831:

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; approval of this application does not constitute or imply approval of any County issued permit, license, or approval; 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

- Applicant is advised that signs are not permitted within the right-of-way.

Applicant's Justification

The applicant states that the project has been delayed since they had to wait for the spaces to be released, revise permitted plans for the new leases, fund remaining buildouts, and fund the monument sign. The applicant states that they are nearing the completion of all tenant improvements and should be done within the first quarter of 2026, and that they seek to install the signage when all the tenant improvements are complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400090 (UC-22-0433)	Extension of time for a recreational facility	Approved by BCC	October 2025
AV-900094	Revised plans for WS-18-0093	Approved by ZA	March 2025
WS-24-0205	Waiver and design review to increase the building height of the garage	Approved by BCC	July 2024
SDR-23-0831	Sign design review for sign package	Approved by PC	February 2024
UC-22-0433	Request for recreational facility, retail and office use	Approved by BCC	September 2022
ET-21-400037 (VS-19-0025)	Extension of time for the vacation and abandonment of right-of-way for portions of Durango Drive and Sunset Road	Approved by PC	May 2021
ET-20-400084 (VS-18-0435)	Extension of time for the vacation and abandonment of easements	Approved by PC	September 2020
WS-19-0371	Comprehensive sign plan - expired	Approved by PC	July 2019
VS-19-0025	Vacated and abandoned right-of-way for portions of Durango Drive and Sunset Road - recorded	Approved by PC	March 2019
VS-18-0435	Vacated and abandoned easements - recorded	Approved by PC	July 2018
TM-18-500094	1 lot commercial subdivision	Approved by PC	July 2018
WS-18-0093	Shopping center consisting of multiple buildings, a movie theater, and subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	March 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	The Bend Commercial Phase II
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CG	IKEA store

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has numerous tenant improvements that are either completed or are close to being completed. Since the applicant has stated that they are willing to install the signage immediately after the tenant improvements are completed, and that is expected to be within the first quarter of 2026, and given that this is the first extension of time, this request can be supported by staff.

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

- Until February 6, 2028 to commence or the application will expire unless extended with an extension of time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUNSET & DURANGO PARTNERS, LLC
CONTACT: SUNSET & DURANGO PARTNERS, LLC, 5030 PARADISE ROAD, SUITE C-214, LAS VEGAS, NV 89119

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

2

Application Number: WS-25-0650

Property Owner or Subdivision Name: MARIN CHARITY P

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC SPRING VALLEY 10/28/25 PC BCC

Add this application to the: TAB/CAC SPRING VALLEY 11/25/25 PC BCC

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) 12/2/25 PC
- Amend Write-up
- Renotify
- Make a public hearing (Radius:)
- Rescheduling
- Other:
- Additional fees – \$AMOUNT OF ADDITIONAL FEES:
- Refund

- 80%
- 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:

Reason for Change: MEETING WAS INACCURATELY SCHEDULED AROUND HOLIDAY

Change initiated by:	<u>MY</u>	Date:	<u>10/20/25</u>
Change authorized by:		Date:	<u>10/20/25</u>
Change processed by:		Date:	<u>10/20/2025</u>
Distribution e-mail sent by:		Date:	<u>10/20/2025</u>
Follow up assigned to:	<u> </u>	Instructions:	<u> </u>

Parcel Number(s): 163-26-711-002

Town Board(s): SPRING VALLEY

Verified by: Date:

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400115 (SDR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:

SIGN DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone.

Generally located north of Sunset Road and west of Durango Drive within Spring Valley.
JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-814-004 through 163-32-814-005

SIGN DESIGN REVIEW:

1. a. Allow a freestanding sign with 750 square feet of electronic message unit, static where 100 square feet is the standard per Section 30.05.02.G.
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Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUNSET & DURANGO PARTNERS, LLC
CONTACT: SUNSET & DURANGO PARTNERS, LLC, 5030 PARADISE ROAD, SUITE C-214, LAS VEGAS, NV 89119

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400115

3

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 11/25/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/16/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date: Click to enter a date. _____ 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) 372-2333
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101654
 ASSESSOR PARCEL #(s): 163-32-814-002
 PROPERTY ADDRESS/ CROSS STREETS: 8670 W Sunset Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Request Extension of Time for SDR-23-0831 for The Bend Phase I Signage. We opened our 1st TI for this development in December 2024 and are now nearing the completion of this phase with the remaining TIs currently in construction slated to be complete within the 1st quarter of 2026. We would like to install the signage when all TIs are complete and open for business. We do apologize for the delay and appreciate your consideration of our request.

PROPERTY OWNER INFORMATION

NAME: Sunset and Durango Partners, LLC
 ADDRESS: 5030 Paradise Rd., C-214
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-733-3622 CELL 720-425-3146

APPLICANT INFORMATION (information must match online application)

NAME: Sunset and Durango Partners, LLC
 ADDRESS: 5030 Paradise Rd., C-214
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-733-3622 CELL 720-425-3146 ACCELA REFERENCE CONTACT ID # PDAPPER

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sunset and Durango Partners, LLC
 ADDRESS: 5030 Paradise Rd., C-214
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-733-3622 CELL 720-425-3146 ACCELA REFERENCE CONTACT ID # PDAPPER

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

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

J Dapper
 Property Owner (Signature)*

J Dapper
 Property Owner (Print)

10/10/25
 Date

October 10, 2025

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: 25-101654 Extension of Time Request for NOFA SDR-23-0831 Signage.

To whom this may concern,

We would like to Request an Extension of Time for SDR-23-0831 The Bend Phase I Signage. We opened our 1st TI for this development in December 2024 and are now nearing the completion of this phase with the remaining TIs currently in construction slated to be complete within the 1st quarter of 2026.

We would like to install the signage when all TIs are complete and open for business. This will help us capture all businesses and their logos on the future LED screen that was approved via SDR-23-0831. There are no changes to the approved monument sign.

We do apologize for the delay as several factors contributed to this project taking longer than we anticipated. Such factors are having to release space, revising permitted plans for the new leases and tenant spaces, funding both the remaining TI build outs, and funding for the monument signage.

Finally, we thank you for your time and consideration of this request.

Sincerely,

Starr Mermejo

Starr Mermejo

Permitting and Pre-Construction Manager



5030 Paradise Rd., Suite C-214

Las Vegas, NV 89119

Office: (702) 733-3622 ex 1028

Mobile: (720) 425-3146

sm@dapperdevelopment.com

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres.

Generally located on the west of Edmonds Street and the south of Russell Road within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). More specifically, the site is proposed for development of a warehouse with office space. The applicant is also requesting a zone change on these parcels from RS20 to IP. This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, Business Employment (BE) is an appropriate land use designation for the site, as it will be consistent with the existing industrial uses in the area and existing office parks. The proposed development will provide an adequate buffer to existing residential development and will match the existing character and uses along Edmond Street. The proposed plan amendment meets the Master Plan goals and policies in that it will foster a business-friendly environment in this southeast portion of Spring Valley by encouraging the warehouse use sector and development on currently undeveloped parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 (AE-60) & IP (AE-60)	Compact single family residential development & flood channel
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution facility
West	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60) (NPO-RNP)	Undeveloped & single family residential development

Related Applications

Application Number	Request
ZC-25-0767	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
WS-25-0769	A waiver of development standards and design review for light industrial development is a companion item on this agenda.
VS-25-0768	A vacation and abandonment of patent easements and portions of right-of-way 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 Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the west side of Edmonds Street. The site is adjacent to an

RS20 (RNP) rural neighborhood to the west and there are currently no industrial zoned or planned uses on this side of Edmonds Street between Russell Road and Patrick Lane. Therefore, Edmond Street currently acts as a clear line of demarcation between the light industrial uses to the east and the ranch estate neighborhoods farther to the west.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

Staff Recommendation

Denial. If approved, 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 January 21, 2026 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:

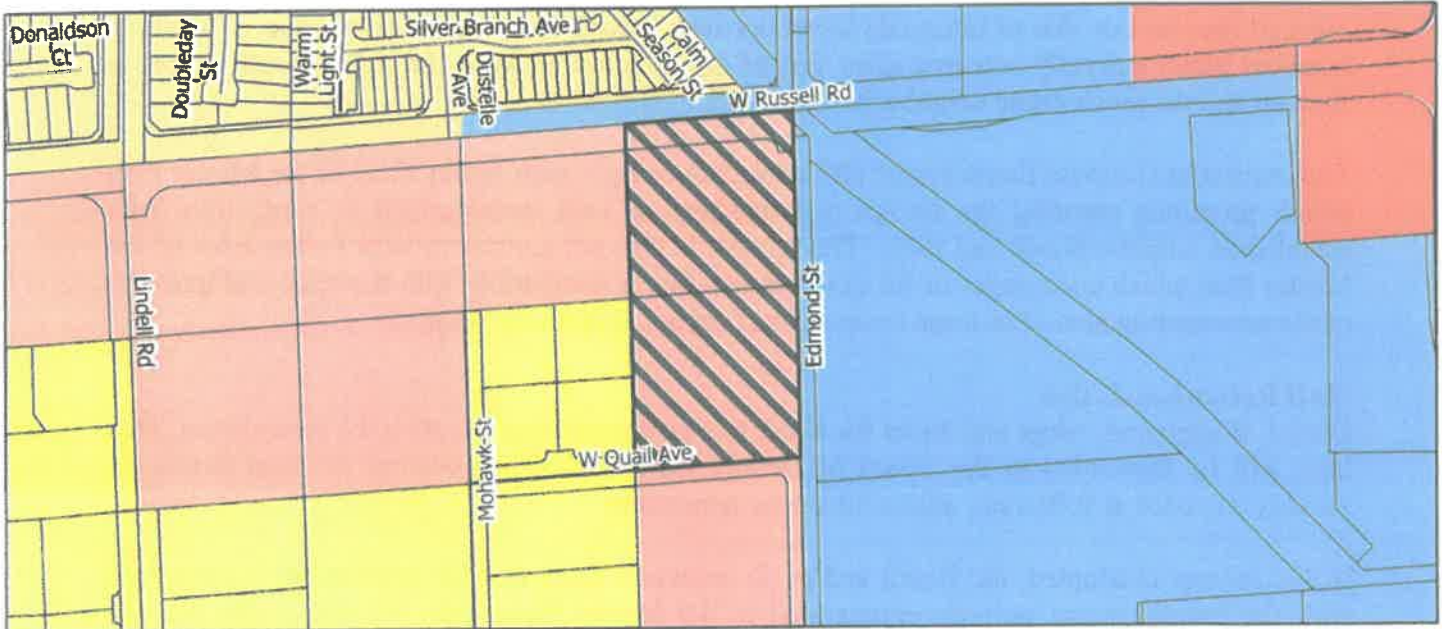
PROTEST:

APPLICANT: MARK MULHALL

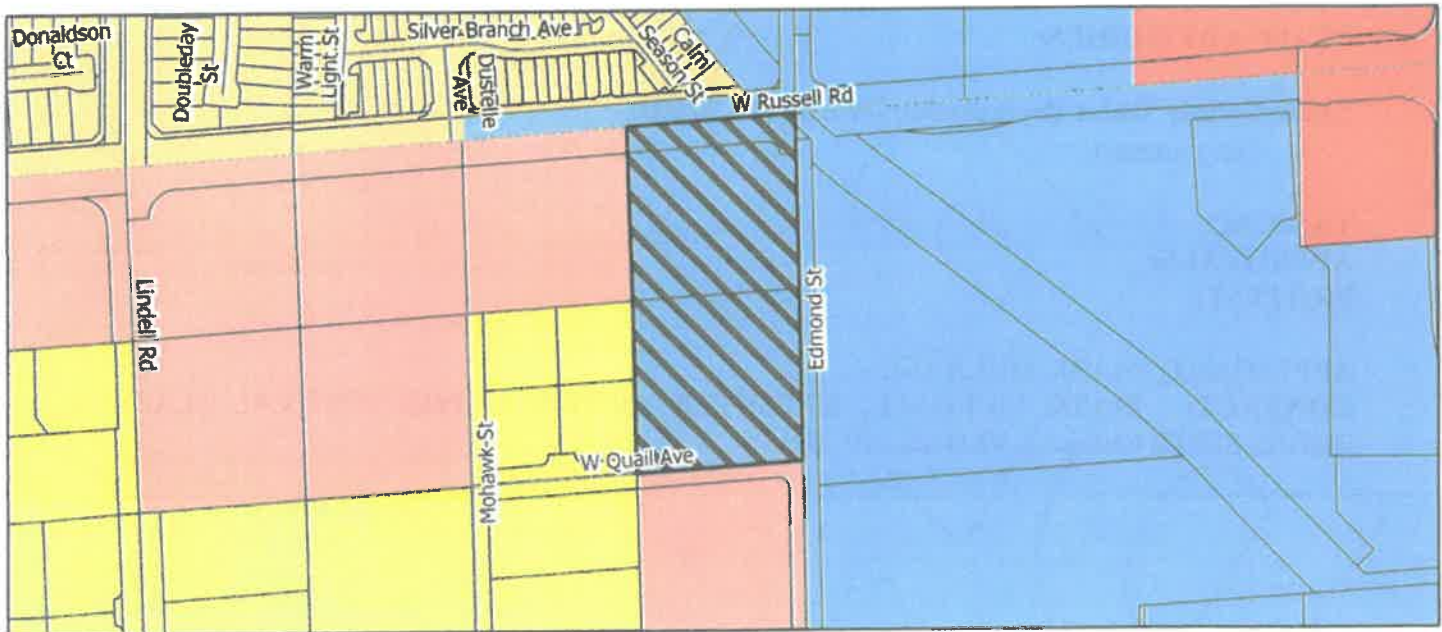
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700049

DRAFT











Current






Requested

-  Requested Area To Change
-  Planning Areas



Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

-  Agriculture (AG)
-  Open Lands (OL)
-  Public Use (PU)
-  Major Projects (MP)

Spring Valley Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): PA-25-700049, ZC-25-0767, VS-25-0768 & WS-25-0769

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: 12/16/2025 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: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101236
 ASSESSOR PARCEL #(s): 163-36-501-013 & 163-36-501-004
 PROPERTY ADDRESS/ CROSS STREETS: SWC Russell Rd & Edmond St

DETAILED SUMMARY PROJECT DESCRIPTION

MPA, ZC, DR, WS, & VAC for Warehouse development

PROPERTY OWNER INFORMATION

NAME: Russell K Tobler and Bella Noir LLC
 ADDRESS: 3654 N Rancho Drive, Suite 102
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: IndiCap, LLC
 ADDRESS: 2252 E Pama Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature] Richard Tobler 09/17/2025
 Property Owner (Signature)* Property Owner (Print) Date

September 22, 2025

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Master Plan Amendment
IndiCap, LLC
APN: 163-36-501-013 & 163-36-501-004***

To Whom It May Concern:

Please be advised this firm represents IndiCap, LLC (the “Applicant”) in the above referenced matter. The site is approximately 3.89 acres generally located south of Russell Road and west of Edmonds Street. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-36-501-013 & 163-36-501-004 (the “Site”). The Applicant is requesting a master plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) to allow for a warehouse with office space development. A corresponding zone change has been submitted.

Master Plan Amendment

The request for a master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located in the southeastern portion of the Spring Valley Planned Land Use Area where BE designations exist along Decatur Boulevard to the south toward the 215.

Immediately to the east of the Site are parcels with BE designations. This continues to the northeast and southeast. To the north of the Site is both BE and Mid-Intensity Suburban Neighborhood (MN) designations. To the south is undeveloped land with an NC designation, where an existing office park is south of that. To the west is NC and Ranch Estate Neighborhood (RN).

BE is an appropriate Master Plan land use designation for the Site, as it will be consistent with the existing BE designations in the area and existing office parks. The proposed development will provide an adequate buffer to existing residential and will match the existing character and uses along Edmond Street.

A change of the land use plan to BE satisfies the requirements set forth in Title 30:

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned for NC, which allows offices, service commercial, other professional services, and other commercial uses. However, the designation does not allow warehouse use. BE allows for warehouse, low-intensity industry, and associated office space. The BE designation and the associated uses are compatible with the existing uses in the area. The associated and proposed uses are still low-intensity. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals, where the Site is located:

- Goal 5.1 – Encourage diversification of the economic base to enhance resilience.
- Goal 5.5 – Foster a business-friendly environment.

The Site is located directly across from existing BE designations and existing industrial park uses in the southeast portion of Spring Valley. The proposed master plan amendment meets the Master Plan Goal in that it will foster a business-friendly environment in this southeast portion of Spring Valley by encouraging the warehouse use sector and development on currently undeveloped parcels. The effect of the change to BE will result in the thoughtful and careful expansion of warehouse and employment uses in the southeastern portion of Spring Valley.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

This area of Clark County along Edmond Street and Decatur Boulevard is already developed in a manner consistent with the proposed land use designation. Notably, all three other corners of the Russell Road and Edmond Street intersection have this designation.

3. The proposed amendment is compatible with the surrounding area:

As mentioned above, the BE designation currently exists on all three of the other corners of the Russell Road and Edmond Street designation. There is an existing office park further south of the Site. While the a portion of the Site is adjacent to RN designated land, the proposed BE designation will allow the applicant to develop a warehouse with intense buffering. The character of the area will still be the same as warehouses exist immediately across Edmond Street. The designation of BE is compatible with the surrounding area and existing uses and will provide a buffer to the existing residential.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including, but not limited to, the following:

- Goal 5.1 – Encourage diversification of the economic base to enhance resilience.
- Policy 5.1.1 & Economic Development Strategic Plan #2 – Adopt and maintain an economic development strategy for County-led efforts that articulates Clark County’s near- and long-term economic development priorities within the Las Vegas Valley and for the County as a whole: Accelerate Economic Diversification. The proposed Master Plan Amendment encourages diversification of the economic base by expanding the warehousing and employment sector of the Clark County and Southern Nevada economy in an area generally designated for such uses allowing other areas of the Valley to be targeted and developed for other sectors of the economy.
- Goal 5.5 – Foster a business-friendly environment.
- Policy 5.5.1 – Designate and support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Maintain the viability of designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-designated parcels to alternate uses. The Site is located in the southeast portion of Spring Valley adjacent to existing BE designated lands. The Site is located near Russell Road and Decatur Boulevard, two major arterials, and it is close to the 215.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to IBE will not have a negative effect on adjacent properties, transportation, or facilities. A large portion of the area is already designated for BE uses. Infrastructure and services are largely in place in this area near Russell Road and Decatur Boulevard. The designation will not have a negative effect on existing residential as it will have intense buffering and is a low-intensity industry use. The proposed master plan amendment to BE will allow for warehouse and employment uses compatible with the existing development of the area. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is in close proximity to Russell Road and Decatur Boulevard as well as existing BE designations and uses. Therefore, the BE will have a minimal effect on service provisions and will be compatible with existing and planned service provisions.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The area is already home to BE designations and existing uses. The Site will be adequately buffered from existing uses, will provide detached sidewalks for pedestrian safety, and will provide landscaping to combat urban heat island effect. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to BE is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:

ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for a warehouse with office space. According to the applicant, there are many existing light industrial zoning districts and corresponding uses to the east of the site. The proposed use is a low-intensity industry use that will be adequately buffered from the existing residential to the west while remaining compatible with the existing uses that front onto Edmond Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 (AE-60) & IP (AE-60)	Compact single family residential development & flood channel
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution facility
West	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60) (NPO-RNP)	Undeveloped & single family residential development

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-25-0769	A waiver of development standards and design review for light industrial development is a companion item on this agenda.
VS-25-0768	A vacation and abandonment of patent easements and portions of right-of-way 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. Staff finds this request for IP zoning is too intense for, and not compatible with, the areas on the west side of Edmond Street. The IP zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. The site is also adjacent to an existing ranch estate neighborhood to the west and there are currently no industrial zoned or planned uses on the west side of Edmond Street, between Russell Road and Patriok Lane. This project would extend higher intensity uses next to an established NPO-RNP area. As a result, Edmond Street should act as a border between the industrial uses to the east and the NPO-RNP area farther to the west. Therefore, for these reasons, staff finds the request for IP zoning not appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK MULHALL

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

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk and patent easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 & IP (AE-60)	Single-family residential & office/warehouse & distribution center
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office/warehouse & distribution center
West	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped & single-family residential

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0767	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
WS-25-0769	Waivers of development standards and design review for warehouse and distribution development 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require the dedication to the back of curb, 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): PA-25-700049, ZC-25-0767, VS-25-0768 & WS-25-0769

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: 12/16/2025 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: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101236
 ASSESSOR PARCEL #(s): 163-36-501-013 & 163-36-501-004
 PROPERTY ADDRESS/ CROSS STREETS: SWC Russell Rd & Edmond St

DETAILED SUMMARY PROJECT DESCRIPTION

MPA, ZC, DR, WS, & VAC for Warehouse development

PROPERTY OWNER INFORMATION

NAME: Russell K Tobler and Bella Noir LLC
 ADDRESS: 3654 N Rancho Drive, Suite 102
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: IndiCap, LLC
 ADDRESS: 2252 E Pama Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: N/A CELL N/A ACELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 CELL 407-949-7615 ACELA REFERENCE CONTACT ID # 289392

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

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


Property Owner (Signature)*

Richard Tobler
Property Owner (Print)

09/17/2025
Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

September 22, 2025

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

**Re: Justification Letter – Zone Change to Industrial Park
IndiCap, LLC
APN: 163-36-501-013 & 163-36-501-004**

To Whom It May Concern:

Please be advised this firm represents IndiCap, LLC (the “Applicant”) in the above referenced matter. The site is approximately 3.89 acres generally located south of Russell Road and west of Edmonds Street. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-36-501-013 & 163-36-501-004 (the “Site”). The Site has a planned land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is requesting a zone change from Residential Single-Family 20 (RS20) to Industrial Park (IP) to allow for a warehouse with office space development. A corresponding master plan amendment has been submitted.

Zone Change

The IP district is compatible with the surrounding area. The Applicant is proposing to develop the Site as a warehouse with office space. The property to the east and southeast is zoned IP with existing warehouse use, as well as to the north and northeast. There is also RS2 zoned residential to the north, a more intense single-family zoning district. To the south is undeveloped land with both RS20 and Commercial Professional (CP) zoning. Further south there is CP zoning with an existing office park. The IP zone is common at the intersection of Russell Road and Edmond Street. There are many existing IP and Industrial Light zoning districts and corresponding existing uses to the east of the Site. There is RS20 and RNP to the west and southwest of the Site. The proposed use is a low-intensity industry use that will be adequately buffered from the existing residential while remaining compatible with the existing uses that front onto Edmond Street.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

6

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk and patent easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 & IP (AE-60)	Single-family residential & office/warehouse & distribution center
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office/warehouse & distribution center
West	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped & single-family residential

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0767	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
WS-25-0769	Waivers of development standards and design review for warehouse and distribution development 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require the dedication to the back of curb, 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101236
 ASSESSOR PARCEL #(s): 163-36-501-013 & 163-36-501-004
 PROPERTY ADDRESS/ CROSS STREETS: SWC Russell Rd & Edmond St

DETAILED SUMMARY PROJECT DESCRIPTION

MPA, ZC, DR, WS, & VAC for Warehouse development

PROPERTY OWNER INFORMATION

NAME: Russell K Tobler and Bella Noir LLC
 ADDRESS: 3654 N Rancho Drive, Suite 102
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: IndiCap, LLC
 ADDRESS: 2252 E Pama Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
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 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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 Property Owner (Signature)*

Richard Tobler
 Property Owner (Print)

09/17/2025
 Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

September 24, 2025

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

**Re: *Justification Letter – Vacation and Abandonment of Patent Easements and Existing ROW
IndiCap, LLC
APNs: 163-36-501-013 & 163-36-501-004***

To Whom It May Concern:

Please be advised this firm represents IndiCap, LLC (the “Applicant”) in the above referenced matter. The site is approximately 3.89 acres generally located south of Russell Road and west of Edmonds Street. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-36-501-013 & 163-36-501-004 (the “Site”). The Site has a planned land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). In conjunction with the Applicant’s master plan amendment, zone change, waivers of development standards, and design review applications, the Applicant is requesting the vacation of an existing right-of-way and of a right-of-way grant.

Vacation and Abandonment

The Applicant is requesting the vacation of a portion of an existing right-of-way, Russell Road. The Applicant is requesting to vacate 5 feet of Russell Road for a detached sidewalk. The Applicant is requesting the vacation of patent easements located on the Site that are no longer needed and where the vacation is necessary for the development of the Site. The Applicant is also requesting vacations of 8 foot patent easements on Edmond Street and Quail Avenue, where 25 feet of the 33 foot patent easements will be dedicated for the public right-of-ways and the remaining 8 feet will be vacated for detached sidewalks.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

4

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Edmond Street within Spring Valley, MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 7 feet along the west property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
2.
 - a. Reduce the throat depth for a driveway along Edmond Street to 16 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 79% reduction).
 - b. Reduce the throat depth for a driveway along Russell Road to 18 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 76,397
- Parking Required/Provided: 76/91 (includes 4 accessible spaces)
- Sustainability Required/Provided: 7/6

Site Plan

The 76,397 square foot building is centrally located on the site, with parking areas, loading zones, and landscape buffers arranged around the perimeter to support circulation and screening. A total of 91 parking spaces are proposed, including 87 standard spaces and four accessible stalls, exceeding the minimum requirement of 76 spaces by 15%. Trash enclosures are integrated into the loading dock area. A waiver is requested to increase the height of the retaining wall to 7 feet along a portion of the west property line of the northern parcel. Two vehicular access points are provided, one from Edmond Street and one from Russell Road. These entrances connect to internal drive aisles and parking areas.

Landscaping

The plans depict street landscaping along Russell Road and Edmond Street, consisting of a 5 foot wide landscape strip on both sides of the detached sidewalks with trees spaced approximately 20 feet apart.

Parking area landscaping complies with Title 30 by incorporating either landscape islands every six spaces or planting strips between facing rows with islands every twelve spaces. Islands are at least 6 feet wide, and planting strips are a minimum of 8 feet wide with raised curbs.

A 15 foot wide landscape buffer along the west property line provides screening through double rows of evergreen trees with an 8 foot tall decorative wall. Tree quantities meet Title 30 requirements.

Elevations

The proposed warehouse features tilt-up concrete construction with a maximum parapet height of 35 feet. Painted panels in neutral and accent tones, clerestory windows, metal canopies, and recessed wall planes provide horizontal articulation consistent with Title 30. These elements are spaced at intervals of 50 feet or less along each elevation, incorporating at least two required articulation features per segment. The building includes overhead dock doors, man doors, and a window system. Rooftop equipment is screened by parapet walls. Roll-up overhead doors and loading areas are oriented toward a central truck court between the north and south wings of the building, facing Edmond Street.

Floor Plans

The plan depicts a U-shaped warehouse with a large area, opening onto a central truck court. Offices and mezzanines are located on the northeast and southeast sides of the building.

Applicant's Justification

The applicant proposes to develop a warehouse and distribution center consisting of 2 buildings with integrated office space and loading docks oriented away from residential uses. To support the proposed layout, the applicant requests waivers to reduce throat depths from 75 feet to approximately 16 feet and 18 feet at 2 driveway entrances, with additional internal clearance provided to ensure safe circulation and queuing. A second waiver is requested to increase the height of a retaining wall to 7 feet where 3 feet is allowed, to accommodate site grading along the northwest boundary adjacent to undeveloped land.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 18 du/ac) & Business Employment	RS2 & IP (AE-60)	Single-family residential & warehouse and distribution
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution
West	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped & single-family residential development

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0767	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
VS-25-0768	Vacation and abandonment for easements and 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

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 intent of limiting the height of retaining wall is to minimize and mitigate the impact on the adjacent property. The increase in retaining wall height is necessary due to the vertical difference

from the west property line and sloping lower towards the east property line (Edmond Street). Staff recognizes there may be design constraints for the project site; however, increasing the retaining wall height along the shared property line to the west may potentially impact the property to the west. Title 30 allows an increase in retaining wall height when tiered. This request is a self-imposed hardship that can be rectified by providing the tiered wall. Therefore, staff recommends denial.

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 design generally meets Title 30 development standards, including setbacks, circulation, and parking. The site layout supports truck maneuvering and provides adequate parking.

The orientation of the loading dock and roll-up doors towards Edmond Street presents a more publicly visible frontage, which conflicts with design objectives intended to maintain an attractive street-facing environment. Additional screening or design adjustments could have been considered to further address visibility concerns by redesigning the location of the loading dock and roll-up doors orientation to meet Title 30 development standards. Therefore, staff cannot support this request.

Public Works - Development Review Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway on Russell Road will result in on street stacking of vehicles. Since Russell Road is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site. Additionally, those trying to access the site on Edmonds Street will face immediate conflicts with the loading zone and trash enclosures directly in front of the driveway. Therefore, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK MULHALL

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700049, ZC-25-0767, VS-25-0768 & WS-25-0769

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: 12/16/2025 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: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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- 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**
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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

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

October 23, 2025

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter –Design Review and Waivers for Office/Warehouse Development
IndiCap, LLC
APNs: 163-36-501-013 & 163-36-501-004***

To Whom It May Concern:

Please be advised this firm represents IndiCap, LLC (the “Applicant”) in the above referenced matter. The site is approximately 3.89 acres generally located south of Russell Road and west of Edmonds Street. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-36-501-013 & 163-36-501-004 (the “Site”). The Site has a planned land use designation of Neighborhood Commercial (NC) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is requesting a design review and waivers of development standards for an office/warehouse development. A corresponding zone change and master plan amendment application have also been submitted for the Site.

The Site is located just west of a largely industrial area. To the east is existing warehouse and light industrial uses, as well as to the north. Further to the south, there is existing office park. An office/warehouse development is appropriate and compatible for the area and will not create any negative impact to the surrounding uses as it will be adequately buffered and will front onto Edmonds Street where similar uses exist.

Design Review

The Applicant is proposing to develop a warehouse with associated office space on the Site. The building has a maximum height of 35 feet where a maximum of 50 feet is allowed. The buildings have a sleek, aesthetically pleasing exterior with architectural features that provide a varied look rather than a monotone appearance. This is achieved with variations in height, window features, clerestory windows, and painted tilt-up concrete. The color palette is complementary with blue, white, and shades of gray.

The building is 70,397 square feet. It contains two office spaces: both 3,000 square feet. Loading docks are provided on the north side of the building.

Building A is 22,442 square feet located on the northern portion of the Site with two 1,420 square foot office spaces. Two 3,110 square foot storage yards sit at the south side of the building.

The storage yards are entirely screened by the perimeter walls of the Site, and the buildings themselves. Loading docks are provided on the east side of the building which faces Edmonds Street and existing IP zoned warehouse uses. They will be partially screened by landscaping along Edmonds Street, but there is access to Edmonds Street to the east where there is not screening. However, as mentioned, it faces existing warehouse uses. There is also an access point at the north of the Site onto Russell Road.

The roll-up overhead doors and service/loading areas are 130 feet from adjacent residential property where 150 feet is required. As mentioned, the loading docks face away from existing residential property as they face east toward Edmonds Street. The building orientation is designed to shield the loading areas from both sight and sound as it faces a public street. There is an intense 20 foot landscape buffer with double rows of trees and an 8 foot screen wall along the eastern boundary to reduce any impact of the loading areas. The dock doors will be screened to the greatest extent allowable by NV energy through intense landscaping.

The Applicant provides parking in a manner consistent with Code requirements. Code requires the development provide a minimum of 76 parking spaces and a maximum of 15% above that required amount (87 spaces, excluding accessible spaces). The proposed development provides 87 parking spaces excluding accessible spaces. The proposed development provides 4 accessible spaces in compliance with Code: two standard and two van accessible spaces. 6 bicycle parking spaces are provided where 4 spaces are required at a minimum.

The Applicant provides an intense 20-foot landscape buffer along the eastern boundary with double rows of large trees. There is additional landscaping with detached sidewalks along all other boundaries which are public right-of-ways. Additional landscaping is provided within the parking lot to reduce the urban heat island effect and reduce any perceived aesthetic impact of the proposed building. It is alternative parking lot landscaping as the landscape area between the parking spaces and the right-of-ways is greater than 8 feet in width. Therefore, that landscaping area is provided and the landscape fingers in between parking spaces facing the right-of-way are spaced out every 12 spaces. The trash enclosures are purposefully placed on the east side of the building away from existing residential.

Sustainability is provided as follows:

- Provide 10% more than required by Title (1 pt)
- Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)
- Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)
- Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)

- Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)
- Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)
- Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)
- Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)

Waivers of Development Standards

The Applicant is requesting the following waivers:

1. To reduce the required throat depth to 16 feet and 6 inches where 75 feet is required along Edmonds Street, and to reduce the required throat depth to 21 feet and 6 inches where 75 feet is required along Russell Road. Parking has been removed near the Edmonds Street driveway to provide for an additional 19 feet and 9 inches. Cars will have plenty of room to turn into the Site from Edmonds Street and to then turn right or left to find parking as there is 60 feet to the loading docks past the throat depth to allow cars to enter and maneuver. Parking has been removed near the Russell Road driveway to allow an additional 37 feet and 2 inches for cars from the throat depth before reaching parking spaces. This will allow adequate room to enter the Site and to queue within the Site if necessary. Therefore, stacking in the right-of-way will not be an issue with the proposed layout and the waiver request is appropriate.
2. To increase the height of a retaining wall to 7 feet where 3 feet are allowed. The increased retaining wall only occurs on a portion of the northwest boundary of the Site. It is adjacent to undeveloped property. The increased retaining wall is necessary for proper drainage of the Site and so that there is similar grade between the south and north portion of the Site.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0703-ITZHAKI ENTERPRISES, LLC:

USE PERMITS for the following: 1) banquet facility, and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-501-025

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 S. Rainbow Boulevard
 - Site Acreage: 1.86
 - Project Type: Banquet facility & live entertainment
 - Number of Stories: 2
 - Square Feet: 2,745 (proposed banquet facility & live entertainment)
- Parking Required/Provided: 107/155

Site Plans

The plan depicts an existing shopping center consisting of 2 buildings that are connected by a roof and give the appearance of 1 building. The applicant has occupied the entire 2 story southern building and has been operating as a dance studio and is requesting to turn a portion of the second floor into a banquet facility. Access to the site is provided via Rainbow Boulevard and Oquendo Road. Parking is provided throughout the site with 107 spaces being required, where 155 spaces are provided.

Landscaping

Landscaping exists throughout the site and there is no new landscaping being proposed with this request.

Elevations

The plan depicts 2 existing two story commercial buildings which are connected by a roof and give the appearance of 1 building. The exterior of the buildings consists of stucco with windows, provided an all 4 sides, and a pitched roof.

Floor Plans

The plans provided depict a proposed banquet facility on the second floor of the building. The event area is 2,502 square feet. A 243 square foot DJ booth will produce live entertainment for the proposed use. The remainder of the second floor consist of classrooms for the dance studio, offices, and bathrooms.

Applicant’s Justification

The applicant indicates they are operating as a dance academy and studio, offering both private and group classes. This location presents an opportunity to better serve our local community by expanding the use of its 2nd floor space into a versatile events center. While the primary business function remains a dance academy, the demand for event spaces in Las Vegas is growing, and this area of the facility could offer a much-needed resource for the community. The events will consist of different themes involving live entertainment from live bands, DJs, or MCs. The live entertainment may be discernable from outside of the building. Hours of operation will be from Monday to Sunday with events occurring until 2:00 a.m. Furthermore, the subject suite is in a shopping center that provides 155 parking spaces where 107 are required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-11	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2014
UC-0646-07	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2007
ZC-1392-01	Zone change to reclassify 1.90 acres from R-E to C-2 for an office/retail building	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Office building
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Gas station & restaurant
West	Corridor Mixed-Use	RS3.3 (AE-60)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Although the proposed banquet facility is compatible with existing uses within the shopping center, there is a residential development to the west that is within the required separation of 200 feet per Title 30. Staff finds the proposed banquet facility and live entertainment to be approximately 60 feet from the existing single-family residences to the west which may result in negative impact on the adjacent residences. Staff finds the request violates Policy 6.2.1 of the Master Plan. This policy seeks to ensure the intensity of new uses are compatible with established neighborhoods. Therefore, staff cannot support the requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

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: LARRY JSANCHEZ
CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING
BROOK STREET, LAS VEGAS, NV 89131**

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8

APPLICATION NUMBER(s): UC-25-0703

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

Location: Refer to listing on other side

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

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PLANNING COMMISSION (PC)

Date: 12/16/2025 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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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(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/Joy Marchant, 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 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101446
ASSESSOR PARCEL #(s): 163-34-501-025

PROPERTY ADDRESS/ CROSS STREETS: 5875 S Rainbow Blvd #206 207 208 Las Vegas, NV 89118/Rainbow Blvd and Russell Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Latin Blendz LLC, a dance academy, requests the following three special use permits:
1-Use permit to allow a banquet facility in a CG (Commercial General) zone per section 30.03.05.
2-Use permit to allow a banquet facility within 200 feet of a residential zone per section 30.03.05.
3-Use permit to allow live entertainment in a CG zone per section 30.03.06F.4.

PROPERTY OWNER INFORMATION

NAME: Itzhaki Enterprises LLC
ADDRESS: 5875 S Rainbow Blvd #206
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Latin Blendz, LLC
ADDRESS: 5875 S Rainbow Blvd #206
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-236-5966 CELL 702-236-5966 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Larry J Sanchez/SCE Consultants LLC
ADDRESS: 5550 Painted Mirage Rd S-510
CITY: Las Vegas STATE: NV ZIP CODE: 89149
TELEPHONE: 702-340-7927 CELL 702-340-7927 ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Tomer Itzhaki
Property Owner (Print)

08/27/2025
Date

August 27, 2025.

Justification Letter

**To: Clark County Planning Commission
From: Gustavo Rico, Owner, Latin Blendz, LLC
5875 S Rainbow Blvd #206 Las Vegas, NV 89118**

Subject: Request for Special Use Permits for Live Entertainment & Second-Floor Banquet Hall

Dear Commissioners,

I am writing to respectfully request the approval of three special use permits for Latin Blendz, LLC, located in an existing commercial center. Specifically, I am seeking:

1. A use permit to allow a banquet facility in a Commercial General (CG) zone, (per Section 30.03.05)
2. A use permit to allow a banquet facility within 200 feet of a residential zone, (per Section 30.03.05)
3. A use permit to allow live entertainment in a CG zone, (per Section 30.03.06F.4)

Business Overview & Community Need:

Latin Blendz, LLC currently operates as a dance academy and studio, offering both private and group classes. As the owner, I see an opportunity to better serve our local community by expanding the use of our 2nd-floor space (2,502 square feet) into a versatile events center and banquet hall. While the primary business function remains a dance academy, the demand for event spaces in Las Vegas is growing, and this area of our facility could offer a much-needed resource for the community.

This will allow us to better serve our community by offering a versatile venue for celebrations, gatherings, and cultural celebrations, with live entertainment options including live bands, DJs, or MCs. The live entertainment could be discernible from the outside, however the operation of the space would be well-managed to minimize noise and other potential impacts on neighboring residential properties, and we are committed to ensuring that any live entertainment remains within acceptable noise levels.

We also plan to provide a temporary bar for alcohol service, ensuring that all activities comply with local regulations. The existing landscaping will remain

untouched, with no changes to the exterior planned—everything will be as per the submitted site plan.

Parking & Site Compatibility:

The shopping center where Latin Blendz is located spans 37,432 square feet and has a requirement of 107 parking spaces. However, the center currently provides 155 parking spaces, as confirmed in the staff report and associated plans (VC-0480-11). This provides ample parking for all uses on-site, including the proposed events center, ensuring that the additional facility will not place undue strain on the parking resources.

Request for Waiver of 200' Separation from Residential Zone:

Although the site is located within 200 feet of a residential zone, we respectfully request a waiver of this separation requirement. The nature of the events center combined with the commercial character of the surrounding area, makes it compatible with the existing neighborhood. We are committed to managing the space responsibly to minimize any impact on neighboring properties.

We believe that granting these permits will allow Latin Blendz, LLC to continue serving the Las Vegas community positively in a broader and more impactful way providing a much-needed, flexible event space in a well-established commercial area. Additionally, this request aligns with Clark County's goals of supporting and encouraging small business development, maximizing the use of existing commercial spaces and enhancing community offerings.

We respectfully ask for your favorable consideration of these permits and look forward to the opportunity to enhance the services available to our community. Should you have any questions or require further information, please do not hesitate to contact me directly at (702) 236-5966.

Thank you for your time and thoughtful consideration.

Sincerely,

Gustavo Rico

Owner, Latin Blendz, LLC

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0761-MAVERIK, INC.:

USE PERMIT for a vehicle wash facility.

WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.

DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Jones Boulevard within Spring Valley.
MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-501-065

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation for a proposed vehicle wash to 57 feet where a minimum of 200 feet is required per Section 30.04.06 E (a 72% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Vehicle wash
- Building Height (feet): 29
- Square Feet: 3,672
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/7

Site Plan & History

The plans depict an existing single story convenience store and gasoline station located on the eastern portion of the site that was approved in 2017. A vehicle wash facility is proposed on the western portion of the parcel with cross access to the existing convenience store and gas station. Payment kiosks are provided within the stacking lanes for point-of-sale transactions prior to vehicles entering the wash tunnel. Customers will enter the drive-thru lanes from the southwestern portion of the parcel and drive counterclockwise to the north and then west into the vehicle wash tunnel, which is parallel to Russell Road. The vehicle wash will include a conveyor

belt or motorized track that routes vehicles through the tunnel. Customers will exit the vehicle wash tunnel facing west and turn south into an area dedicated to 20 vacuum stations. This area also includes 3 employee parking stalls, a trash enclosure, 2 vacuum equipment enclosures, and landscaping. The closest part of the vehicle wash to the adjacent residential parcel to the southwest is the entrance to the pay station lanes, which are approximately 57 feet away. Also, a vacuum equipment enclosure is 131 feet away from the same parcel.

Landscaping

The plans show street landscaping with large trees spaced every 30 feet along Russell Road. The applicant will be preserving 5 existing trees and will provide 4 additional new trees along Russell Road. On-site landscaping consists of trees and shrubs is shown along the drive aisles. Buffering and screening is not required for those parcels adjacent to the west, east and south. The residential property to the southwest is adjacent per code, but buffering and screening is not required since the shared property line is only a corner.

Elevations

The proposed vehicle wash building will be a maximum of 29 feet high and will incorporate green metal roofing and split face and honed CMU walls in neutral tones, smooth finished walls in both neutral and yellow colors, and wall mounted awnings. The vehicle wash entrance and exit will have overhead metal roll up doors facing east and west. The vacuum and pay station canopies are up to 11 feet in height with a green arched metal roof and columns.

Floor Plans

The plans depict a vehicle wash facility with a wash tunnel with electric room, equipment room, employee lounge, and restroom. The overall size of the vehicle wash building is 3,672 square feet.

Applicant's Justification

The applicant states the vehicle wash will include a conveyor belt or motorized track that routes vehicles through the wash tunnel. Quick Quack has the capacity to run up to 155 cars an hour and a membership program that utilizes license plate readers allows the gates to open automatically, reducing wait time in the pay station lanes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0325-17	Vacation and abandonment of easements and right-of-way	Approved by PC	June 2017
UC-0143-17	Use permit, waivers of development standards, and a design review for a convenience store, gasoline station, and comprehensive sign package	Approved by BCC	April 2017
TM-0086-12	1 lot commercial subdivision	Approved by PC	November 2012
VS-0569-12	Vacation and abandonment of easements and right-of-way	Approved by PC	November 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0110-11	Use permit, waivers of development standards, and design reviews for a convenience store, service station, and signage - expired	Approved by BCC	May 2011
ZC-1187-07	Reclassified 6.3 acres from R-E to C-1	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS10 & CG (AE-60)	Single-family residential & shopping center
South	Neighborhood Commercial	RS20 & CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Convenience store, gas station, & vehicle wash
West	Neighborhood Commercial	RS20 (AE-60)	Undeveloped

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.

Waiver 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.

Use Permit & Waiver of Development Standards

The vehicle wash is allowed in the Commercial General (CG) zone if the 200 feet separation is provided from any residential development. The 200 foot separation for a vehicle wash is to

mitigate certain potential impacts, such as noise and pollution. The visual and audible impacts of the vehicle wash may have significant impacts on the adjacent residential property. The vehicle wash tunnel building is located outside the 200 foot separation, however, the proposed pay station queuing lanes, and vacuum equipment and stations are located within the 200 foot separation. The site can be redesigned so the proposed vehicle wash meets all code standards. Based on the above findings, staff cannot 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 vehicle wash facility and related structures meet the non-residential design standards of Title 30, including the sustainability requirements. The parking area and pedestrian walkways will facilitate safe vehicular and pedestrian navigation. However, staff cannot support this request due to the negative impacts on the adjacent residential use.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

- 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 and application for review; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0247-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

CONTACT: BARGHAUSEN CONSULTING ENGINEER'S, INC., 18215 72ND AVENUE
SOUTH, KENT, WA 98032



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9

APPLICATION NUMBER(s): UC-25-0761

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: 12/16/2025 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: _____ 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 &
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Paradise Park Community Center
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200 Michael Wendell Way, Searchlight

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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-35-501-065

PROPERTY ADDRESS/ CROSS STREETS: W Russel Rd, Las Vegas, NV, 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed express car wash. Please see attached Project Description.

PROPERTY OWNER INFORMATION

NAME: Joshua House - Maverik, INC.

ADDRESS: 185 S STATE ST # 800

CITY: SALT LAKE CITY STATE: UT ZIP CODE: 84111

TELEPHONE: 515-494-2151 CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Don Shiveley

ADDRESS: 6020 West Oak Blvd. Suite 300

CITY: Rocklin STATE: CA ZIP CODE: 95765 REF CONTACT ID # _____

TELEPHONE: 801-550-7739 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Ivey Reese

ADDRESS: 18215 72nd Avenue South

CITY: Kent STATE: WA ZIP CODE: 98032 REF CONTACT ID # _____

TELEPHONE: 425-517-2849 CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

Joshua House

Date: 2/17/25

Property Owner (Signature)*

Property Owner (Print)

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



September 23, 2025

Clark County
Current Planning Division
500 S Grand Central Parkway, Suite 1
Las Vegas, NV 8915

RE: Quick Quack Car Wash (61-057)
Justification Letter
APR. 25-100247
Our Job No. 23547

Barghausen Consulting Engineers, LLC. is pleased to provide you with our Justification Letter for the proposed Quick Quack Car Wash located in Las Vegas, Nevada.

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with three (3) vehicle queuing lanes. The proposed site improvements include 19 vacuum stations, three (3) employee parking stalls, one (1) trash enclosure, two (2) vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of one (1) parcel (Parcel No. 163-35-501-065) with an lease area of 1.84 acres (80,151 square feet). The subject property is zoned General Commercial (CG), The subject property is zoned General Commercial (CG), and the County's Development Standards identify that a Special Use Permit is required to entitle the project because the proposed car wash use will be within 60 feet of a residential property that is subject to residential adjacency standards.

Operational Characteristics

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Design and Orientation

The project will utilize the subject property's two existing full access driveways out to West Russell Road. The Quick Quack showroom is located within the northern center of the project site, and is oriented parallel to West Russell Road. The entrance to the vehicle wash starts in the southwest corner of the project site and extends parallel to the site's south property line to maximize queuing. Customers will exit the car wash in the west corner of the project site. Customer vehicle vacuum stations are located between the vehicle showroom and the Quick Quack dual queuing lanes. The project will also construct cross access drive aisle along the site's western and south property lines. The drive aisle along the west property line will terminate at the site southern property line with Parcel No. 16335501016. The drive aisle along the southern property line will be extend to the existing Mavericks Gas Station Facility's drive aisle that provides the development access to Jones Boulevard and will extend to the subject's western boundary with Parcel No. 16335501008.

Architecture

The proposed building will include green metal roofing and neutral toned finishes for exterior walls. The building has a maximum height of 29 feet and features modulation with a tower element near the showroom exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way. A photometric plan and lighting specification will be provided prior to building permit approval upon request from the County.

Special Use Permit Approval Criteria

Title 30 identifies the criteria for the County to grant a Special Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Special Use Permit approval criteria.

1. Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

Response: Clark County 30.03.06.16 identifies that Vehicle Washes shall not be within 200 feet of any area subject to Residential Adjacency standards, unless a Special Use Permit is issued for the proposed Vehicle Wash. The proposed Quick Quack Car Wash project seeks relief from this requirement by providing supplemental mitigation measures to mitigate impacts to the adjacent residential zoned property to the southwest of the project site. Residential Adjacency standards do not apply to the adjacent properties to the west and south of the subject property because their future land use designation is Neighborhood Commercial (NC). The project is aligned with the goals, objectives, and standards of the Master Plan as well as aligned with the intention of the CG zone. This proposal includes a Special Use Permit application for the Planning Commission's consideration and approval. Below are answers to Special Use Permit approval criteria.

2. The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

Response: The proposed Quick Quack Car Wash will be in harmony with the Clark County Master Plan. The project is designed to meet the County's development and building standards for a new development in the CG zone, engineering design standards, noise standards, and all applicable County and State requirements. Below are the Master Plan policies that the project implements.

- Policy 1.3.3: Neighborhood Services: Encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike.
 - Policy 1.4.1: Neighborhood Improvements: Support efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience.
 - Policy 1.4.4: Infill And Redevelopment: Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Establish more detailed guidance in conjunction with periodic updates to planning area land use plan maps and area-specific goals and policies.
 - Policy 6.2.2: Sustainable Site Design And Development Practices: Encourage the use of sustainable site design and development practices in new construction projects.
3. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare.

Response: The proposed Quick Quack car wash will not result in a substantial or undue adverse effect on the surrounding properties and roads, and existing utilities. The project's site plan and buildings have been designed to comply with all applicable development and building design standards for a new development in the General Commercial zone (GC). In addition, the project has been designed to comply with the County's residential adjacency standards to ensure that the proposed project does not impact the existing residential homes to the southwest of the project site. Lastly, the project will comply with all applicable Clark County and State noise regulations, stormwater manual, and engineering design standards to ensure that project does not affect the public health safety and general welfare of the surrounding development.

4. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Response: The proposed Quick Quack Car Wash will not impose an undue burden on the existing utilities and surrounding transportation system. All required permits will be obtained from the County and utility providers (water, sewer, electricity, telephone, etc.) prior to the construction of the project.

Waiver of Development Standards

A Waiver of Development Standards is requested from Section 30.04.06(E)(2) to allow the vehicle queue lanes to be located within 57 feet of the residential property situated southwest of the project site. The proposed location is the most suitable option, as it maximizes vehicle stacking capacity

and minimizes the potential for vehicles to queue into adjacent drive aisles or surrounding roadways. Additionally, the queue lanes are oriented so that vehicles do not directly face the residential property, reducing any potential visual impact. There will also be no audio equipment within the queue lanes that could project noise toward the nearby residences.

Design Review Approval Criteria

Clark County Code 30.06.05.B identifies the criteria for the County to grant approval for a Design Review. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Design Review approval criteria.

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

Response: As identified in the Development Code Compliance table below, the project has been designed to comply with all applicable design standards in Clark County Code Title 30. This will ensure that the project's design is compatible with the surrounding commercial development and will have minimal impact on the neighboring residential and commercial properties. In addition, the project will preserve the sidewalks and driveways that are along the site's West Russel Road frontage and construct interior drive aisles and sidewalks to ensure safe circulation patterns for cars and pedestrians within and around the project site.

2. Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance.

Response: The buildings and structures that are included in the project will be designed to be compatible with surrounding buildings and with the architectural standards for non-residential uses in Clark County Code Title 30. The design of the showroom building will include green metal roofing and neutral toned finishes for the exterior walls. The building features modulation with a tower element near the vehicle entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with surrounding commercial development. Articulated parapets heights and material changes are integrated to break up the vertical massing. In addition, the pilasters, windows, and awning break up the horizontal massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Response: To ensure that vehicles can safely access the project site from West Russel Road, the project will use the existing full access driveway that is located at the site's northwest corner and right in/out driveway that is located at the site's northeast corner. Drive aisles and sidewalks are also included within the project site to provide safe walking and driving conditions for pedestrians and vehicles. In addition, the project will maintain the existing sidewalks that are along the project site's West Russel Road frontage, which will ensure that pedestrians can safely travel to and around the site.

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Isaac Anzlover
Project Planner

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:

ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-701-015; 163-36-701-016

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the planned land use for the site was recently changed to Business Employment (BE) in early 2024, and that it is now the applicant's desire to bring the zoning inline with the planned land use. The site is ideal for IP zoning and future industrial development, as evidenced by the recent development of industrial uses to the east and the pending industrial development of the adjacent parcel to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700052	Redesignated the site and the properties to the north and south from Ranch Estate Neighborhood (RN) to Business Employment (BE)	Adopted by BCC	March 2024
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South	Business Employment	RS20 (NPO-RNP & AE-65)	Single-family residential
East	Business Employment	IP (AE-65)	Undeveloped
West	Public Use	RS20 (AE-65)	Undeveloped

Related Applications

Application Number	Request
VS-25-0759	A vacation and abandonment of government patent easements 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. Staff finds that the site is no longer a viable Neighborhood Protection (RNP) Overlay area. The area east of Lindell Road has been transitioning to industrial uses. The request for IP zoning will not adversely impact the surrounding area. Although the adjacent properties to the south are developed with single-family residences and zoned RS20 (NPO-RNP), those property owners requested a plan amendment to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The properties to the north and east are already zoned IP. The adjacent property to the west is owned by Clark County and is located within an Airport Environs Overlay, and therefore, will be deed restricted to not allow residential uses if ever auctioned for private ownership. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Department of Aviation

The property lies within the AE- 65 (65 - 70 DNL) noise contour for 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOHAWK CAPITAL MANAGEMENT, LLC

**CONTACT: STORM DEVELOPMENT SERVICES, LLC, 9811 W. CHARLESTON
BOULEVARD, SUITE 2, LAS VEGAS, NV 89117**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10

APPLICATION NUMBER(s): ZC-25-0758 & VS-25-0759

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: N/A 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: 12/17/2025 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

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilariski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

10

APPLICATION PRE-REVIEW # 25-100974

ASSESSOR PARCEL #(s): 163-36-701-015, 163-36-701-016

PROPERTY ADDRESS/ CROSS STREETS: Mohawk & Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from Residential Single-Family 20 (RS20) to Industrial Park (IP); vacation of patent easements.

PROPERTY OWNER INFORMATION

NAME: Mohawk Capital Management LLC

ADDRESS: 3755 Breakthrough Way Ste 250

CITY: Las Vegas, NV 89135

STATE: NV

ZIP CODE: 89135

TELEPHONE: 775.399.8158

CELL 775.399.8158

APPLICANT INFORMATION (information must match online application)

NAME: Mohawk Capital Management LLC

ADDRESS: 3755 Breakthrough Way Ste 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7753998158

CELL 7753998158

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Storm Development Services LLC

ADDRESS: 9811 W. Charleston Blvd. Ste 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 7753998158

CELL 7753998158

ACCELA REFERENCE CONTACT ID # _____

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

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

Samantha Ryan
Property Owner (Signature)*

Samantha Ryan
Property Owner (Print)

9.8.25
Date

September 22, 2025

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for vacation of patent easements, Mohawk Street South of Patrick Lane APNs 163-36-701-015 & 016.

Please accept this letter, written by Mohawk Capital Management LLC, the owner of both parcels listed above, as justification for the proposed vacation of patent easements on both parcels, in order to make them ready for future development and site planning.

Thank you for your consideration.

**MOHAWK CAPITAL MANAGEMENT LLC
APN 163-36-701-015 & 016**

Samantha Ryan

Samantha Ryan, Manager

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-701-015; 163-36-701-016

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This is a request to vacate patent easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700052	Redesignated the site and the properties to the north and south from Ranch Estate Neighborhood (RN) to Business Employment (BE)	Adopted by BCC	March 2024
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South	Business Employment	RS20 (NPO-RNP & AE-65)	Single-family residential
East	Business Employment	IP (AE-65)	Undeveloped
West	Public Use	RS20 (AE-65)	Undeveloped

Related Applications

Application Number	Request
ZC-25-0758	A zone change to reclassify the site for 2.50 acres from RS20 to IP 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 patent easements that are not needed for site, drainage, or roadway development.

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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOHAWK CAPITAL MANAGEMENT, LLC
CONTACT: STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON
BOULEVARD, SUITE 2, LAS VEGAS, NV 89117

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11

APPLICATION NUMBER(s): ZC-25-0758 & VS-25-0759

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

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/25/2025

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: **N/A** 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: 12/17/2025 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

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- 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
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Carmen Hayes
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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
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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
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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

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100974

ASSESSOR PARCEL #(s): 163-36-701-015, 163-36-701-016

PROPERTY ADDRESS/ CROSS STREETS: Mohawk & Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from Residential Single-Family 20 (RS20) to Industrial Park (IP); vacation of patent easements.

PROPERTY OWNER INFORMATION

NAME: Mohawk Capital Management LLC

ADDRESS: 3755 Breakthrough Way Ste 250

CITY: Las Vegas, NV 89135

STATE: NV

ZIP CODE: 89135

TELEPHONE: 775.399.8158

CELL 775.399.8158

APPLICANT INFORMATION (information must match online application)

NAME: Mohawk Capital Management LLC

ADDRESS: 3755 Breakthrough Way Ste 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7753998158

CELL 7753998158

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Storm Development Services LLC

ADDRESS: 9811 W. Charleston Blvd. Ste 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 7753998158

CELL 7753998158

ACCELA REFERENCE CONTACT ID # _____

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

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

Samantha Ryan
Property Owner (Signature)*

Samantha Ryan
Property Owner (Print)

9.8.25
Date

September 22, 2025

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for vacation of patent easements, Mohawk Street South of Patrick Lane APNs 163-36-701-015 & 016.

Please accept this letter, written by Mohawk Capital Management LLC, the owner of both parcels listed above, as justification for the proposed vacation of patent easements on both parcels, in order to make them ready for future development and site planning.

Thank you for your consideration.

**MOHAWK CAPITAL MANAGEMENT LLC
APN 163-36-701-015 & 016**

Samantha Ryan

Samantha Ryan, Manager

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase sign height.

DESIGN REVIEW for modifications to previously approved comprehensive sign package in conjunction with an existing mixed-use project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located east of Durango Drive and south of CC 215 within Spring Valley, MN/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

WAIVER OF DEVELOPMENT STANDARDS:

Increase height of a proposed freestanding sign to 40 feet where 34 feet is the maximum allowed per Section 30.48.680 (a 28% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.5
- Project Type: Modifications to comprehensive sign package

History & Site Plan

This application proposes modifications to a previously approved comprehensive sign package (WS-23-0718) for a partially a completed development named the "UnCommons." The proposed revisions include a waiver of development standards to increase the height of a proposed freestanding sign and the associated design review for the proposed signage.

The project was originally approved under ZC-19-0343 on June 27, 2019. Subsequent approvals include:

- WS-20-0507 - Approval of the original comprehensive sign package

- WS-23-0718 - Revisions to the sign package to increase the number of directional, animated (video), and roof signs

Signage

The applicant proposes revisions to the existing sign package, including an increase in both the total number and overall square footage of freestanding signage. A waiver of development standards is requested to allow for an increase in height of the proposed freestanding sign.

Previously approved waivers under WS-23-0718 included a height increase for a freestanding sign allowing 34 feet where 28 feet is the maximum permitted. The current request includes an increase of 480 square feet in freestanding sign area, resulting in a total of 1,220 square feet. The freestanding and monument signs will be illuminated.

The applicant also proposes relocating the previously approved monument sign from the southwest corner of Roy Horn Way and Gagnier Boulevard to the northeast corner of Tom Rodriguez Street and Maule Avenue. No changes to the design and height of the monument sign are proposed.

The following tables are a summary of the modified signage:

Type of Sign	Approved (sq. ft.)	Proposed Additional (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Proposed Signs	# of Additional Signs	Total # of Signs
Freestanding	740	480	1,220	945	64.9%	2	1	3
Project Identification	337	0	337	840	0%	6	0	6
Monument	378	0	378	840	0%	7	0	7
Wall*	18,637	0	18,637	89,134	0%	237	0	237
Directional	389	0	389	120	0%	37	0	37
Projecting	656	0	656	672	0%	29	0	29
Nameplate	200	0	200	200	0%	5	0	5
Roof	2,220	0	2,220	N/A	0%	60	0	60
Overall Total	23,557	480	24,037	92,801	2.04%	383	0	383

The details for animated signs were listed in the approved WS-23-0718:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	0	755	755	70	979%	N/A	3	3

Applicant's Justification

The applicant is requesting modifications to the previously approved Comprehensive Sign Package for the UnCommons development. Specifically, the request includes an increase in the total sign area from 23,557 square feet to 24,037 square feet, and an increase in the number of freestanding signs from 2 to 3. The applicant also seeks to increase the area of one freestanding sign by 480 square feet, resulting in a total of 1,220 square feet, and to increase the height of that sign from 34 feet to 40 feet. Additionally, the request includes the relocation of a previously approved monument sign from the southwest corner of Roy Horn Way and Gagnier

Boulevard to the northeast corner of Maule Avenue and Tom Rodriguez Street. These changes require a revision to the overall sign package to reflect the updated design and placement.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400042 (WS-23-0718)	First extension of time of waiver for signage and design review for modifications to comprehensive sign package	Approved by BCC	May 2025
ET-25-400044 (UC-23-0604)	First extension of time request of modified pedestrian realm and alternative design for Phase II of High Impact mixed-use project	Approved by BCC	May 2025
WS-23-0718	Waiver for signage and design review for modifications to comprehensive sign package	Approved by BCC	December 2023
UC-23-0604	Modifications to pedestrian realm and alternative design for Phase II of High Impact mixed-use project	Approved by BCC	November 2023
WS-23-0333	Waivers for approach distance, throat depth, and driveways and design review for Phase II of High Impact mixed-use project and finished grade	Approved by BCC	August 2023
ET-22-400041 (DR-20-0098)	First extension of time request for outdoor theater and revisions to High Impact mixed-use project	Approved by BCC	May 2022
ET-22-400040 (WS-20-0099)	First extension of time request for temporary parking lot for High Impact mixed-use project	Approved by BCC	May 2022
ET-22-400039 (ZC-19-0343)	First extension of time request for a High Impact mixed-use project	Approved by BCC	May 2022
DR-22-0011	Finished grade	Approved by BCC	April 2022
WS-20-0507	Waivers for setbacks, signage, non-standard improvements in right-of-way, design reviews for building modifications and comprehensive signage package for High Impact mixed-use project	Approved by BCC	January 2021
WS-20-0098	Temporary parking lot for High Impact mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to previously approved High Impact Project and mixed-use	Approved by ZA	March 2020
TM-20-500013	Mixed-use project consisting of 4 commercial lots on 43.4 acres	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a High Impact mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0794-16	Vacated and abandoned patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for a future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North**	Corridor Mixed-Use	RS20 & CG	Undeveloped & office building
South	Urban Neighborhood Business Employment	& CG & RM50	Undeveloped & multiple family residential
East	Business Employment Urban Neighborhood	& CG & RM50	Undeveloped & multiple family residential
West	Entertainment Mixed-Use	H-1	Multiple family residential & approved resort hotel/casino (Durango Station)

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

**The CC 215 is located directly north of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The applicant is requesting one additional freestanding sign at a height of 40 feet to be located at a primary ingress/egress point within the UnCommons development. The proposed freestanding sign and its location are necessary to direct residents and visitors effectively to the site, as this is a large development with both public and private streets and a myriad of uses throughout. A previous approval under WS-23-0718 granted a waiver to allow a freestanding sign height of 34 feet, where 28 feet is the maximum permitted. The current request exceeds that previously approved height and therefore requires an additional waiver of development standards. The increased height is intended to improve visibility and wayfinding across the 35.5-acre mixed-use site. Given the scale of the development and the variety of uses it contains, the proposed sign is appropriately sized. Its impact on the surrounding area is expected to be minimal, as it is designed to serve internal circulation needs and enhance the overall functionality of the site. Therefore, staff can support this request

Design Review

Sign standards are created in part to provide reasonable yet appropriate conditions for identifying businesses and services by controlling the size, type, and design of signs in relationship to the type and size of establishment.

The proposed revision to the previously approved Comprehensive Sign Package is in accordance with the requirements of Section 30.72 and is appropriate for a mixed-use development of this size and complexity. This application specifically addresses the addition of one freestanding sign and the relocation of a previously approved monument sign. The additional freestanding sign is intended to enhance visibility and wayfinding at a key entry point to the site, while the relocated monument sign will provide improved identification at a location that previously lacked signage. Both signs are designed to be compatible with the overall architectural character of the development and will contribute to a cohesive signage program that supports branding and navigation throughout the project.

The architectural features and sign package will result in a development character which is compatible with existing approvals in the area and as anticipated by Title 30 for a mixed-use development. Additionally, the feature and signage will enhance the site and area and comply with the intent of Title 30 which encourages other similar well-designed projects. Overall, staff finds that the signs will enhance the unique aesthetic environment of this high impact mixed-use project. Therefore, 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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KELLY LAWSON

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101

DRAFT



Comprehensive Planning Application Form

12

APPLICATION PRE-REVIEW # 25-100932
 ASSESSOR PARCEL #(s): 176-04-211-002 through 007, 176-04-211-009 through 015, 176-04-301-003, 004, 014
 PROPERTY ADDRESS/ CROSS STREETS: Durango Drive & 215 Beltway

DETAILED SUMMARY PROJECT DESCRIPTION

**AMENDMENT TO PREVIOUSLY APPROVED COMPREHENSIVE SIGN PACKAGES
 (WS-23-0718 AND WS-20-0507)**

PROPERTY OWNER INFORMATION

NAME: MATTER UnCOMMONS, LLC AT AL - JAMES M. STUART
 ADDRESS: 385 PILOT ROAD SUITE D
 CITY: LSS VEGAS STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-401-8998 CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: JAMES M. STUART/KELLY LAWSON
 ADDRESS: 385 PILOT ROAD SUITE D
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-401-8998 CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE
 ADDRESS: 520 SOUTH FOURTH STREET
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89101
 TELEPHONE: 702-598-1429 CELL 702-671-7070 ACCELA REFERENCE CONTACT ID # 173835

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

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

[Signature] JAMES M. STUART Date 8/4/25
 Property Owner (Signature)* Property Owner (Print)

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: dbrown@brownlawlv.com

September 28, 2025

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

**Matter UnCommons LLC & Matter UnCommons Living Building 2 &3 LLC, ET AL
APR-25-100932: Title 30 Locked in Code**

Justification Letter: Revision-2 - Modification/Revisions to an Existing Comprehensive Sign Package

Design Reviews: Increase sign areas, Increase number of Signs, Increase Sign Height & Modify the Sign Package.

Assessors' Parcel Numbers: - 176-04-211-002; 176-04-211-003; 176-04-211-004; 176-04-211-005, 176-04-211-176-04-211-006; 176-04-211-007; 176-04-211-; 176-04-211-009; 176-04-211-010; 176-04-211-011; 176-04-211-012; 176-04-211-013; 176-04-211-014; 176-04-211-015; 176-04-301-003; 176-04-301-004; & 176-04-301-014

To Whom It May Concern:

On behalf of our client Matter Uncommons LLC, and Matter Durango LLC, we respectfully submit this application to revise a previously approved Comprehensive Sign Package for the existing mixed-use project (UnCommons). The first sign application for the development (WS-20-0507) was approved in January 2021. A subsequent application WS-23-0718 was approved in December 2023 requesting modifications and additions the previous approval. The revisions to the signage for the development included waivers of development standards and design reviews for the mixed-use site which is partially completed on a 35.5 acres site consisting of commercial, residential, open space elements and required pedestrian realms. The project was originally approved by action on ZC-19-0343 on June 27, 2019. Subsequent applications include DR-20-0098 for revisions to portions of the development, WS-20-0507 for a comprehensive sign package, DR-20-0098, DR-22-0011, WS-23-0333 for revisions to phase II of the residential element of the project site and UC-23-0604 for an amendment to the pedestrian realm for phase II of the residential element which is in process.

Comprehensive Signage Plan:

The revisions to the existing sign package is to increase the total sign area, increase the number of freestanding signs from two (2) to three (3), allow a freestanding sign at an increased height of 40 feet where the maximum height that was previously approved is 34 feet; relocated an approved monument sign to a different location on the site; locate the proposed freestanding sign at more visible and necessary location for the development. The intent is that the proposed larger freestanding sign at the corner of Roy Horn Way and Gagnier Boulevard which is an entry and

exit to and from the development. **The proposed freestanding was originally proposed on the northeast corner of Roy Horn Way and Ruby Duncan Street, which is on the northeastern portion of the overall development. However, the location with this revision is changed to a different location on the same parcel to the northwest corner of Roy Horn Way and Gagnier Boulevard. The location was changed because of an existing drainage area on the northeast corner of the parcel. The original and now proposed location of the sign is at an entry/access drive into the site and will provide direction and information for uses within the site. Details of the proposed freestanding, and its location on the site is shown on the plans and the Table.**

We respectfully request the modification to the approved previously approved comprehensive sign package per Title 30.72-1 and Title 30.48.680 requirements for the mixed-use development: (Please see Tables and Plans for details of the signage).

Design Reviews:

1. Increase the total sign area to 24,037 square feet where 23,557 square feet was previously approved.
2. Increase the number of freestanding signs from two (2) to three (3).
3. Increase the area of the freestanding signs to 1,220 where 740 square feet was previously approved by increasing the square footage by 480 square feet.
4. Increase the height of the proposed freestanding sign 40 feet where 34 feet was previously approved.
5. Allow modification/revision to the previously approved Comprehensive Sign Package.

The request for an additional freestanding sign is necessary at the one of the primary entries and exits to the site. The increase in the total square footage for the overall site including the freestanding sign is minimal and will not impact the site or the adjacent area. The height of the proposed freestanding sign is a minimal request considering that the height of the building are up to 75 feet and especially for site that is over 35.5 acres with a variety of buildings including offices, residential, commercial buildings including an approved theater, restaurants and retail uses, open spaces, courtyards and gathering places and areas with a variety of uses and buildings with both commercial and residential uses and parking garages. This freestanding sign and the location proposed is necessary to direct residents and visitors effectively to the site because this is a large site with both public and private streets the proposed sign and its location is necessary to direct visitors and customers to the site and state the myriad of uses within the site.

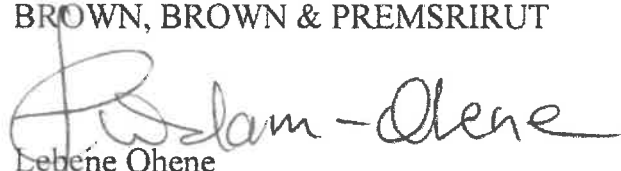
The proposed revision of the previously approved comprehensive package is required, necessary and appropriate for a mixed-use development of this size with a variety of buildings and a myriad of uses. This proposed revision is minimal and will be used as branding for the site and all the uses allowed within the development. The Developer will be involved and monitor the signage for each use to ensure compatibility and compliance with the approved sign package. The request is minimal and will not impact the site or surrounding area considering the signage approved for other developments adjacent to the site and in the area.

The sign fits the architectural design of the site and sign package and is compatible with existing signs and other signage in the area and especially for development of this size. Additionally, the sign will enhance the location proposed, the overall site and area and comply with the intent of the Code which encourages other similar well designed project features and signs in the area to create similar positive visual impacts and create a sense of place for a mixed-use development.

We respectfully request your positive review and approval of the application package. Please let us know if you have any questions or need any further information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene
Land Use and Development Consultant