



Laughlin Town Advisory Board

Laughlin Regional Government Center

101 Civic Way

Laughlin, NV 89029

October 13, 2026

1:30pm

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 Kathleen Hickman at (702) 298-0828.
 - Supporting material is/will also be 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 specific Board/Council website.

Board/Council Members: Pamela Walker, Chairperson
Kathy Ochs, Vice Chairperson
Bradley Beck
Kathleen Hoss
Carrie Larson

Secretary: Kathleen Hickman, (702) 298-0828, and kathleen.hickman@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173 and mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

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

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 30, 2026. (For possible action)
- IV. Approval of the Agenda for October 13, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Receive a report and updates from the South County Liaison Mark Moskowitz on Laughlin Trunk or Treat scheduled for Oct. 28th, and other current events and updates from Clark County. (For discussion only)
 - 2. Receive an awards presentation from the Laughlin Rotary to honor a first responder for their dedication and contributions to the Laughlin Community. (For discussion only)
 - 3. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)
 - 4. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)
 - 5. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 - 6. Receive a report from Val Gabaldon with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)
 - 7. Receive a report and updates from Principal Jonathan Moss with Laughlin School District. (For discussion only)
 - 8. Receive a report from Andrew Trelease with the Clark County Regional Flood Control District. (For discussion only)
 - 9. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 - 10. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)
 - 11. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)
 - 12. Announcement: Applications are available until November 14, 2026, for appointment by the Clark County Board of County Commissioners to serve on the Laughlin Town Advisory Board for a two-year term beginning January 2027. <https://boards.clarkcountynv.gov/active-recruitments> (For discussion only)

VI. Planning and Zoning:

1. **TA-26-0591-:**

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) To PC 11/03/26

VII. General Business: None

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

IX. Next Meeting Date: Nov. 10, 2026.

X. Adjournment.

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

<https://notice.nv.gov>



Laughlin Town Advisory Board

September 29, 2026

MINUTES

Board Members:	Pamela Walker– Chair – Excused Kathy Ochs- Vice Chair - Present Bradley Beck - Present	Kathleen Hoss – Excused Carrie Larson - Present
Secretary:	Kathleen Hickman, (702) 298-0828, kathleen.hickman@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@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 by Vice Chair Ochs, Roll Call. Pledge of Allegiance led by Kathy Ochs.
- II. Public Comment: None
- III. Approval of Minutes for September 8, 2026. (For possible action)
Moved by: Bradley Beck
Action: Approved as written
Vote: 3-0
- IV. Approval of the agenda for September 29, 2026, and hold, combine or delete any items (For possible action)
Moved by: Bradley Beck
Action: Approved as written
Vote: 3-0
- V. Informational Items:
 1. Receive a report and updates from the South County Liaison Mark Moskowitz on National Night Out, the rains and the road work and any other current events and updates from Clark County. (For discussion only)

Mr. Moskowitz mentioned that National Night Out will be held on October 7th at Mountain View Park. Commissioner Naft will once again be providing a bounce house for the event.

Yesterday's storm was significant, and Mr. Moskowitz has been in communication with Public Works since the storm began. Public Works crews have been working throughout the night, and hopefully, by the

end of today, most roads will be drivable. Some shoulder work will still need to be completed. Please contact our office or use the Fix It App to report any issues or areas that need attention.

VI. Planning & Zoning:

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) To PC 10/20/26

The applicant provided an exhibit and map to the board members and the public. Following the presentation, the board discussed the proposed use of the site and the amendment to Section 30.04.10.A.2. The applicant stated that an updated staff report had just been released. The town board then made a motion to table the item and then listen to it after the next item was heard and the board would take a brief recess. After the hearing reconvened, the board reviewed the updated staff report. Clark County staff maintained its previous recommendation of denial. Following further discussion and consideration of the new information, Carrie Larson made a motion to approve the application. The motion passed 3-0.

2. **UC-26-0574-COUNTY OF CLARK (ADMINISTRATIVE):**

USE PERMIT for a heliport.

WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on a 10.30 acre portion of 640.80 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Needles Highway and north of Laughlin Parkway within Laughlin. MN/hw/cv (For possible action) To BCC 10/21/26

The applicant provided an exhibit and map to the board members and public. This is a use permit for a temporary helicopter landing zone (heliport) in connection with Arida Solar Project. Proposal for a temporary heliport which will reduce flights between Laughlin/Bullhead International Airport and the construction site. This will also ensure safety of the community and construction crews and minimize disturbances to the Township of Laughlin. After the presentation there was a discussion on the use of the site, flight plan, height of the flights over properties, purchasing of jet fuel, semi-truck traffic, the 14-month total completion of project and whether that site will remain. The Board mentioned hours of operation, and the applicant said they would check to make sure they are meeting all the code requirements. Bradley Beck made a motion to approve. Motion approved 3-0.

VII. General Business:

1. Submit a letter of support for a hearing with the Nevada State Board of Pharmacy (BOP) to lift the probationary period imposed on the Laughlin Pharmacy and pharmacist. (For possible action)

Kathy Ochs and Youjin Rachel Seo discussed Laughlin Pharmacy's probation and resulting Medicaid prescription access issues for Laughlin residents. Ochs requested a letter of support for the pharmacy's October 14, 2026, State Board of Pharmacy hearing. Robert Bilbray expressed support and agreed to attend the hearing.

2. Provide capital improvement project recommendations for the Fort Mohave Development Fund. (For possible action)

The Board discussed establishing a process for Fort Mohave Development Fund capital improvement recommendations and obtaining a legal opinion regarding allowable fund uses. It was agreed that the Fund and capital improvement updates will be a monthly informational agenda item

beginning January 2027.

VIII. Public Comment:

Ginnie Smith asked if there is any economic development board that handles the Fort Mohave Development Fund

Bob Bilbray commented on the Mohave County Airport Committee and the financial means needed to run the airport.

IX. Next Meeting Date: October 13, 2026

X. Adjournment: 4:15 pm

These minutes are in draft form and will be formally approved at the October 13, 2026, meeting. Any corrections to these minutes will be reflected in the meeting minutes of the October 13, 2026, meeting.

To listen to the audio recording of the Laughlin Town Advisory Board go to:

<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

To see a stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type:

LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEQQ>

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TA-26-0591

Property Owner or Subdivision Name: N/A

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

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

Add this application to the: TAB/CAC *See Rural and Urban TAB/CAC dates below* PC _____ BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs: 10/14/26

Enterprise; 10/28/26 Mountain Springs; 10/29/26 Mt. Charleston; 10/13/26 Paradise; 10/29/26

Bunkerville; 10/13/26 Goodsprings; 10/15/26 Indian Springs; 10/13/26 Laughlin; 10/13/26 Lone

Mountain; 10/27/26 Upper and Lower Kyle Canyon; 10/27/26 Moapa; 10/14/26 Moapa Valley → J

☐ Amend Write-up

11-3-26 PC; 12-2-26 BCC

☐ 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: Adding to the various Rural and Urban TAB/CACs as follows: 10/28/26

Red Rock; 10/13/26 Sandy Valley; 10/14/26 Searchlight; 10/13/26 Spring Valley; 10/15/26 Sunrise

Manor; 10/15/26 Whitney; and 10/13/26 Winchester.

Change initiated by: MND Date: 9/10/26

Change authorized by: AL Date: 9/10/26

Change processed by: Date: 9-10-26

Distribution e-mail sent by: Date: 9-10-26

Diane

Digitally signed by Diane

Scarcelli

Date: 2026.09.19

15:01:41 -07'00'

Verified by: Scarcelli Date: _____

Rev. 08/2024

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): _____ **N/A** _____

Town Board(s): _____ **All TAB/CACs Rural and Urban** _____

Verified by: _____ **Date:** _____

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., OCTOBER 13, 2026**

11/03/26 PC

1. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591-:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. and (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	CC	CU	CR	IP	IL
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. **Location and Access**

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

Zoning District	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
	S	S	S	S	C	C	C	S	S

- i. Location and Access
 - (a) Shall be accessed from an arterial or collector street.
 - (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
 - (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

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

TAB/CAC: Laughlin TAB 1:30 pm

Date: Click to enter a date. 10/13/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 11/03/26 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. 12/02/26 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.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL (702) 469-1878

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: (702) 727-6258

CELL (702) 245-5075

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.



Property Owner (Signature)*

Kelli Van Dette

Property Owner (Print)

09 / 01 / 2026

Date



Elizabeth M. Sorokac, Esq.

Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382

Las Vegas, Nevada 89123

Phone: (702) 727-6258

Cell: (702) 245-5075

Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov

Jennifer Ammerman

Deputy Director

Clark County Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, Nevada 89155

**Re: Southwest corner of Dean Martin Drive and Raven Avenue
("Property")
Text Amendment ("Applications")
Justification Letter**

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.



The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in black ink that reads "Elizabeth M. Sorokac". The signature is fluid and cursive.

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (via email: mdonohue@clarkcountynv.gov)
Zoning (via email: zoning@clarkcountynv.gov)