



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 27, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from 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 Gabriel Kriselle Justine McDowell	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.

- III. Approval of Minutes for January 13, 2026. (For possible action)
- IV. Approval of the Agenda for January 27, 2026 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. **UC-25-0878-PASTRY ACADEMY, LLC:**

USE PERMIT to allow an avocational/vocational training facility in conjunction with an existing office complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located north of Eldora Avenue and east of Jones Boulevard within Spring Valley. JJ/tpd/cv (For possible action) **02/17/26 PC**

- 2. **VS-25-0876-HESSELGESER, PAUL L:**

VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Russell Road, and Mann Street and Jones Boulevard within Spring Valley (description on file). MN/nai/cv (For possible action) **02/17/26 PC**

- 3. **VS-25-0880-KHACHIKYAN MESROP:**

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Quail Avenue and Oquendo Road within Spring Valley (description on file). MN/ji/cv (For possible action) **02/17/26 PC**

- 4. **SDR-25-0899-AMERICANA-HARAWAY, LLC:**

SIGN DESIGN REVIEWS for the following: 1) allow electronic message unit, video; 2) reduce the separation between freestanding signs; 3) increase the area of a proposed freestanding sign; and 4) proposed signage in conjunction with an existing office building and mini-warehouse complex on 2.21 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Monte Cristo Way within Spring Valley. JJ/hw/cv (For possible action) **02/18/26 BCC**

- 5. **UC-25-0891-RAVAN REVOCABLE LIVING TRUST & RAVAN HAMID H TRS:**

USE PERMIT to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Durango Drive within Spring Valley. JJ/hw/cv (For possible action) **02/18/26 BCC**

- VI. 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: February 10, 2026.

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>

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0878-PASTRY ACADEMY, LLC:

USE PERMIT to allow an avocational/vocational training facility in conjunction with an existing office complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone.

Generally located north of Eldora Avenue and east of Jones Boulevard within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-114-001 through 163-12-114-026

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2660 S. Jones Boulevard
- Site Acreage: 3.82
- Project Type: Avocational training facility
- Square Feet: 5,060
- Parking Required/Provided: 103/195

Site Plan

The plan depicts an existing office complex consisting of 7 buildings. The site is north of Eldora Avenue, east of Jones Boulevard, and south of Laredo Street. Access to the site is provided via 4 driveways, 1 along Eldora Avenue, 1 along Laredo Street, and 2 along Jones Boulevard. The applicant is requesting to convert 5,060 square feet of the existing office building within Building 6 into an avocational training facility. The site provides 195 parking stalls where 103 are required.

Landscaping

There is no landscaping proposed with this request.

Elevations

The photos depict an existing single story office building with a white stucco exterior. There is a pitched flat roof with concrete tiles. Brick columns enhance the aesthetic appeal of the exterior siding. There are windows on all sides of the elevations with an access door provided on the southwest side of the building.

Floor Plans

The plans depict a proposed floor plan that will consist of a training area, preparation area, office, storage room, washroom, bathrooms, and a utility room.

Applicant's Justification

The applicant is requesting a special use permit to operate an avocational training facility in an existing office building. The proposed use would not be open to the public and would be operating from Monday to Friday between the hours of 8:00 a.m. to 4:30 p.m. There will only be 3 employees at the location. There are 4 similar businesses in the area that make this request appropriate for this location.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM)-less than 18 du/ac	CG	Vehicle sales
South	Neighborhood Commercial (NC)	RS20 & CP	Undeveloped & commercial complex
East	Compact Neighborhood (CN)-up to 18 du/ac	RM18 & RS3.3	Multi-family residential
West	Ranch Estate Neighborhood (RN)-up to 2 du/ac & Neighborhood Commercial (NC)	RS20 (NPO-RNP) & CP	Single-family residential & office building

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that there are multiple commercial complexes and office buildings within the surrounding area of the subject site and the proposed use is compatible with and complimentary to those uses. The site provides ample parking with 195 spaces being provided where only 103 are required. It is for these findings that staff can support the 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: PASTRY ACADEMY LLC

CONTACT: ASHLEY ROSSI, LAS VEGAS, 2660 S. JONES BOULEVARD, LAS VEGAS, NV 89146

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0876-HESSELGESSER, PAUL L:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Russell Road, and Mann Street and Jones Boulevard within Spring Valley (description on file). MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-703-013; 163-26-714-005; 163-26-714-006; 163-26-714-009 through 163-26-714-010

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon an existing easement (drainage and flood control facility) within the subject parcels which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0587-12	Use permit for an accessory structure (basketball court)	Approved by BCC	March 2013
VC-1952-93	Variance to allow 6 foot high block wall fence and entrance gate across a private street	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid Intensity Suburban Neighborhood (8 du/ac), Low Intensity Neighborhood (5 du/ac), & Public Use	RS20, RS10, & RS5.2	Single-family residential & place of worship
South	Low Intensity Neighborhood (5 du/ac)	RS20 & RS10	Flood channel & single-family residential
East	Mid Intensity Suburban Neighborhood (8 du/ac)	RS3.3	Single-family attached residential
West	Low Intensity Neighborhood (5 du/ac)	RS20	Single-family residential

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 the drainage easement that is 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

- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL HESSELGESSER

**CONTACT: PAUL HESSELGESSER, 6315 W. MESA VISTA AVENUE, LAS VEGAS, NV
89118**





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): VS-25-0876

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

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

Date: 1/27/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 2/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie 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 Greta 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 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 16326703013, 16326714005, 16326714006,
16326714010, 16326714009
PROPERTY ADDRESS/ CROSS STREETS: 6315 W Mesa Vista Ave, 5467, 5481, 5466, 5480 Castle Vista Ct.

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Public Easement listed in Blue on the attached parcel map.

ASSESSOR'S MAP

PROPERTY OWNER INFORMATION

NAME: Paul Hesselgesser
ADDRESS: 6315 W Mesa Vista Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 247-8708 CELL: (702) 682-8823 EMAIL: insurevegas@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Paul Hesselgesser
ADDRESS: 6315 W. Mesa Vista Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: (702) 247-8708 CELL: (702) 682-8823 EMAIL: insurevegas@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Paul Hesselgesser
ADDRESS: 6315 W. Mesa Vista Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: (702) 247-8708 CEL: (702) 682-8823 EMAIL: insurevegas@hotmail.com

*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.


Property Owner (Signature)*

Paul Hesselgesser
Property Owner (Print)

8/12/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input 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 type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

Justification Letter for Record/Application 25-100744

Dear Clark County,

Myself and the Homeowners listed on the attached disclosure form are requesting that Clark County process the removal of the Federal Emergency Management Agency (FEMA) Flood Zone A from the Assessors parcel numbers (Parcels) listed on the attached Department of Comprehensive Planning Application Form (Application). Once the FEMA Flood Zone A has been removed or changed to a Flood Zone X we are requesting that Clark County vacate the public easement listed in Blue on the attached Assessor's Map from all parcel numbers listed on the Application.

Due to the construction of the Flamingo Diversion Channel the need for the public easement on the Parcels is no longer necessary as drainage is provided by the Flamingo Diversion Channel.

Thank you,

Paul Hesselgesser

02/17/26 PC AGENDA SHEET

3

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0880-KHACHIKYAN MESROP:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Quail Avenue and Oquendo Road within Spring Valley (description on file). MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-501-040

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of Jones Boulevard for the installation of a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
South	Public Use	RS20 (AE-60)	Undeveloped
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential

Related Applications

Application Number	Request
ZC-25-0715	A zone change from RS20 to CG is a related item on the February 18, 2026 Board of County Commissions agenda.
UC-25-0716	A use permit and design review for a vehicle paint and body shop is a related item on the February 18, 2026 Board of County Commissions agenda.
VS-25-0717	A vacation and abandonment of patent easement is a related item on the February 18, 2026 Board of County Commissions agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): VS-25-0880

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 01/27/26

Location: Refer to listing on other side

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

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/17/26 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. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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.

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Judith Metz, Secretary
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie 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 Greta 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

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MOAPA

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Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

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

PARADISE

Maureen Helm, Secretary
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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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 10/1/25

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 # _____

ASSESSOR PARCEL #(s): 163-35-501-040

PROPERTY ADDRESS/ CROSS STREETS: Jones/Oquendo

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate right-of-way 163-35-599-031 for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: Antonio Papazian, Clark County Public Works

ADDRESS: 500 S Grand Central Parkway

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-4898 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Antonio Papazian, Clark County Public Works Development Review

ADDRESS: 500 S. Grand Central Parkway 1st Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-4898 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Antonio Papazian, Clark County Public Works Development Review

ADDRESS: 500 S Grand Central Parkway. 1st Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-4898 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Antonio Papazian
Property Owner (Print)

11/24/25
Date



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

November 24, 2025

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

To Whom It May Concern:

The Department of Public Works is requesting to vacate five (5) feet of right-of-way 163-35-599-031 adjacent to parcel 163-35-501-040 to accommodate detached sidewalks. The request for right-of-way was inadvertently missed with land use entitlements ZC-25-0715 UC-25-0716 and VS-25-0717.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Antonio Papazian".

Antonio Papazian
Deputy Director

AP/kp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0899-AMERICANA-HARAWAY, LLC:

SIGN DESIGN REVIEWS for the following: 1) allow electronic message unit, video; 2) reduce the separation between freestanding signs; 3) increase the area of a proposed freestanding sign; and 4) proposed signage in conjunction with an existing office building and mini-warehouse complex on 2.21 acres in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and west of Monte Cristo Way within Spring Valley.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-10-110-002; 163-10-110-003 ptn

SIGN DESIGN REVIEWS:

1. a. Allow an electronic message unit, video, where not permitted per Section 30.05.02H.
b. Increase the area of an electronic message unit, video, to 233 square feet where 150 square feet is the maximum area permitted per Section 30.05.02H (a 55% increase).
2. Increase the area of a proposed freestanding sign to 294 square feet where 263 square feet is the maximum area permitted per Section 30.05.02L (a 12% increase).
3. Reduce the separation between a proposed freestanding sign and an existing freestanding sign on the same side of the street to 160 feet where 300 feet is the minimum separation required per Section 30.05.02L (a 47% reduction).
4. Allow 294 square feet of proposed signage (freestanding and electronic message unit, video signs) in conjunction with an existing office building and mini-warehouse complex.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7475 W. Sahara Avenue
- Site Acreage: 2.21 (subject site)/3.93 (entire complex)
- Project Type: Freestanding sign with electronic message unit, video
- Sign Height (feet): 36
- Square Feet: 233 (electronic message unit, video)/294 (freestanding sign)

Signage Plans

The plans provided depict an existing office building and mini-warehouse complex located on a 3.93 total acre site, south of Sahara Avenue and west of Monte Cristo Way. The proposed freestanding sign will be located on the west parcel of the complex containing a 24,071 square foot office building. The subject site already contains an existing 25 foot tall, 300 square foot freestanding sign located 10 feet from the north property line and just to the west of the driveway along Sahara Avenue. The existing freestanding sign will be replaced with the new proposed and updated sign.

The proposed freestanding sign setback will remain the same which is 10 feet from the north property line adjacent to Sahara Avenue. The plans show that the proposed sign will be located approximately 160 feet from another existing freestanding sign located on the adjacent parcel to the west where 300 feet is required per Code. The dimensions of the proposed freestanding sign has an overall height of 36 feet and is 12 feet wide and includes a total sign area of 294 square feet where 263 square feet is the maximum sign area allowed. The freestanding sign will contain a variety of sign elements with the main portion of the sign area consisting of a 233 square foot (20 foot by 11.5 foot) LED video electronic message unit (EMU) located in the upper center of the freestanding sign. A sign design review is required for the video EMU portion of the sign as such signs are not permitted within the CG zone and the sign is being increased above the 150 square feet allowed by Code. Additional sign elements include black acrylic lettering above the video EMU sign along with a metal and polycarbonate tenant sign panel cabinet located and channel letter embellishments located below the EMU sign. The sign supports will be covered with painted metal panels that will match the existing structures on the site.

Applicant's Justification

The proposed freestanding sign will increase visibility and communication for the uses on the site compared to the current sign, as the current sign has become obstructed by the mini warehouse building adjacent to the sign. The increased sign size will allow the sign to be visible in both directions of traffic and will better communicate information and messages. The use of the EMU sign will help to make the sign more visible and will increase the impact of the sign given the location and volume of traffic in the area. Additionally, there are other businesses in the area that have similar EMU units. The freestanding sign will be under 300 feet from another freestanding sign, but this sign is only 100 square feet and is the only other sign within the vicinity.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0092	Waiver of development standards for a porte-cochere addition to an existing office building - expired	Approved by PC	April 2023
UC-20-0441	Use permit for a mini-warehouse facility	Approved by BCC	November 2020
WS-19-0537	Waiver of development standards for a restaurant and office buildings in conjunction with an existing office building - expunged	Approved by BCC	September 2019
VC-0435-00	Permitted a supper club with outside dining - expired	Approved by PC	May 2000

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0174-99	Allowed a freestanding sign with increased area and permitted off-premises advertising	Approved by PC	April 1999
DR-0982-98	Design review for a proposed office building	Approved by BCC	July 1998
TM-0072-97	Tentative map for 1 lot commercial subdivision	Approved by PC	May 1997
ZC-0409-97	Zone change from R-E to C-1 for an office/retail shopping center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Office complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS20 (NPO-RNP)	Commercial complex & single-family residential
West	Neighborhood Commercial	CG	Mini-warehouse facility

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

Sign Design Reviews

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Sign Design Reviews #1 & #4

Staff finds the purpose of limiting the size and location of video EMU signs is to make sure these signs are concentrated in areas where they will not be a distraction and will not greatly impact surrounding businesses and residential areas. The proposed video EMU sign will be located on a freestanding sign located along Sahara Avenue, that is higher speed and higher traffic volume arterial street. The issue, however, is that there are no similar video EMU signs or signs of the size proposed located along the south side of Sahara Avenue on properties within Clark County. As a result, staff finds the proposed video EMU could become a distraction due to this and would represent a negative precedent for the area. Staff is also concerned without similar signage in the area, the size, motion, and lighting of the sign could impact surrounding businesses in the area,

and could also impact abutting RNP-NPO properties to the south and east of the site due to their close proximity. For these reasons, staff is unable to support these requests.

Sign Design Reviews #2 & #3

Staff finds the proposed freestanding sign will have a similar sign area as the currently existing freestanding sign and will be placed in a similar location to the existing sign. Additionally, within the block between Monte Cristo Way and Pioneer Way, the properties have generally small frontages and driveway cuts have been minimized resulting in limited suitable locations for freestanding to be placed. As a result, staff could support these requests, as the sign is in line with previous approvals on the site and existing signage with no reported problems. Additionally there are limited number of signs within the block and the signs that are within the block are placed as far apart as logically and physically possible. However, staff is not supporting the other sign design reviews regarding the video EMU sign located on the proposed freestanding, so staff is ultimately unable to support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

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

Fire Prevention Bureau

5. No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICANA-HARAWAY, LLC

**CONTACT: MICHAEL LEBLUE, YESCO SIGN COMPANY, 5119 CAMERON STREET,
LAS VEGAS, NV 89113**





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): SDR-25-0899

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

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

Date: 1/27/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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.

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Whitney Recreation Center
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Mallory Cristales, Secretary
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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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 163-10-110-003

PROPERTY ADDRESS/ CROSS STREETS: 7475 W SAHARA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review to increase allowable square footage for a pylon sign and led message unit.

PROPERTY OWNER INFORMATION

NAME: AMERICANA-HARAWAY L L C

ADDRESS: 2031 N MCDANIEL ST STE 200

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89030

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: AMERICANA-HARAWAY L L C

ADDRESS: 2031 N MCDANIEL ST STE 200

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89030

TELEPHONE: _____ CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Leblue

ADDRESS: 5119 S. Cameron ST

CITY: Las Vegas

STATE: NV

ZIP CODE: 891148

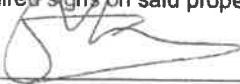
TELEPHONE: 702-876-8080

CELL 702-348-7414

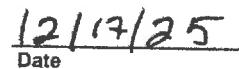
ACCELA REFERENCE CONTACT ID # 168828

*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)*


Property Owner (Print)


Date



Custom Electric Signs

December 18, 2025

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

**RE: Americana Haraway LLC – Freestanding Sign
Americana Haraway,
7475 W Sahara AVE. Las Vegas, NV 89117**

To Whom It May Concern,

This letter serves as justification for our request for a sign design review to increase the overall square footage of a proposed freestanding sign, video in the LED message unit, increase in allowable square footage for an LED message unit, and blank the distance between two freestanding signs from 300 to 160 ft. We propose increasing the freestanding sign from the allowable 263 square feet to 294 square feet and the LED message unit from 150 square feet to 233 square feet as well as video.

Our primary motivation for this increase is to enhance visibility and communication. The sign's view is currently hindered by a tall storage facility to the east, making it difficult to capture the attention of traffic flowing in both directions. By increasing the size, we aim to communicate information and messages to a broader audience, thereby improving the visibility of the unit and its messaging.

A freestanding sign measuring 100 square feet is located on the west side of the property, 160 feet from our proposed new freestanding sign. This is the only other freestanding sign, and because it is within the 300-foot separation requirement on the same side of the street, it is the only one to consider.

Additionally, the proposed increase in square footage is designed to improve the overall presence and impact of the LED message unit. We believe this adjustment is necessary to ensure the sign is adequately visible and legible from a distance, especially considering the location, the volume of traffic in the area, and the fact that neighboring businesses have pylon signs with message units of similar or larger size.

We believe these changes will significantly enhance the effectiveness of our signage while remaining within the established parameters. We appreciate your consideration of this request and are available to provide any further information or clarification needed.

Sincerely,

Michael LeBlue
mleblue@yesco.com
702-348-7414

YESCO Las Vegas

702-876-8080 ▶ Phone

702-944-4500 ▶ Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0891-RAVAN REVOCABLE LIVING TRUST & RAVAN HAMID H TRS:

USE PERMIT to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

176-05-820-002; 176-05-820-003 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8860 W. Warm Springs Road
- Site Acreage: 2.19 (overall)/0.33 (site)
- Project Type: Cannabis establishment (retail store)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,086 (pad)/27,573 (shopping center)
- Parking Required/Provided: 79/112 (existing throughout the shopping center)

Site Plan & Request

The plans depict an existing shopping center consisting of 2 buildings with a cumulative area of 27,753 square feet located north of Warm Springs Road and west of Durango Drive. The subject shopping center consists of a 24,487 square foot, L-shaped in-line retail building located along the north and west portions of the site and a 3,086 square foot pad building located in the southeast corner of the site. More specifically, the pad building currently serves as a quick service restaurant with a drive-thru. The drive-thru is located along the southern and eastern portion of the pad building and runs from west to east. The shopping center, with the proposed cannabis retail store included, will require 79 parking spaces where 112 parking spaces are provided. There are no proposed changes to the parking area with parking primarily located to the north and west of the pad building between the in-line building and the pad site. Cross access is provided between each building throughout the project site and with the shopping center to the east. Access to the site is granted via a commercial driveway located adjacent to Warm Springs Road in the southwestern corner of the site. Additional access is provided by a

cross access driveway just to the north of the pad building that provides additional access to Warms Springs Road and Durango Drive. An existing 5 foot wide attached sidewalk is located adjacent to Warm Springs Road.

The applicant is requesting the proposed use permit in order to relocate the currently operating cannabis retail store to the subject site within the pad commercial building. The applicant also proposes to utilize the existing drive-thru as is. There are no proposed site modifications with this request.

Landscaping

All street and site landscaping exists, and no additional landscaping is required or proposed.

Elevations

There are generally no changes to the exterior of the building with only some minor changes to the paint colors. The existing pad building is a typical commercial building and stands 24 feet tall. The exterior of the building is primarily black and grey-colored stucco with beige colored foam roof trimming elements. Red brick veneer accents are provided at various points along the corner and base of the building. Roof extensions, wall breaks, and wall pop-outs are found on all elevations. There are entrances located on the south and west façades of the building consisting of an aluminum commercial window/door system. A standard aluminum drive-thru window is provided on the eastern façade of the building.

Floor Plans

The plans show the interior of the building will consist of 3,086 square feet with the main entrance to the building located on the west side of the building. This entrance will enter into a 221 square foot lobby, reception, and security area. This will then lead into the 1,369 square foot sales and retail area that will consist of an open space with display cases, registers, and a drive-thru order processing area. The remainder of the space is found in the northern portion of the building and consists of mainly support spaces, such as a 538 square foot vault, 148 square foot office, and 324 square foot breakroom.

Applicant's Justification

The purpose of the request is to relocate an existing retail cannabis store that has been operating at its previous location with no issues. The proposed location is in close proximity to existing pharmacies and medical treatment facilities. There are no other cannabis retail stores within a mile of this location which should not indicate a concentration of such uses. The site is ideal for this use as it is located within a shopping center that has already had various uses approved that are similar or more intense compared to the proposed cannabis retail store.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900241	Enclose the previously approved outside dining and patio area	Approved by ZA	April 2025

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0429	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	September 2022
UC-0169-17	Use permit to allow a supper club in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	April 2018
ADR-0646-16	Patio cover addition to a previously approved outdoor dining area	Approved by ZA	August 2016
UC-0179-14	Use permit to allow an outside dining area along the southwest portion of the in-line retail building	Approved by PC	May 2014
UC-0618-10	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	February 2011
UC-0611-09	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	November 2009
WS-0224-09	Waiver of development standards for a freestanding sign with reduced separation and vehicular clearance	Approved by PC	May 2009
TM-0033-08	Tentative map for 1 lot commercial subdivision	Approved by PC	March 2008
WS-1478-07	Waiver of development standards for modifications to a previously approved shopping center to reduce parking and allow alternative street parking	Approved by BCC	February 2008
DR-1121-07	Design review for a fast food restaurant to move the location of the trash enclosure	Approved by BCC	November 2007
NZC-0483-07	Zone change from R-E to C-1 for a 27,300 square shopping center with restaurant pad site	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Rhodes Ranch	R-4 (PCO)	Multi-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Rhodes Ranch	C-2 (PCO)	Shopping center
East	Corridor Mixed-Use	CG	Shopping center

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

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.

The separation survey shows all required separations from community facilities, schools, and non-restrictive gaming properties are being met. The separation survey also indicates there are no cultivation or production facilities within 660 feet of the site as well. A review of the surrounding area also shows there are no other cannabis retail stores within at least 1 mile of the proposed site. The crime report indicates, within a 1 mile radius, 62 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal with 5 reports related to drugs and narcotics. This indicates the presence of the proposed cannabis retail store should not be impacted by or impact issues related to crime in the area. Based on the plans submitted, staff finds the addition of a cannabis dispensary at the site should represent only a minor impact both on the site and the neighborhood, as there would be no noticeable changes to the exterior of the building which will maintain the same architectural appearance with minor changes to color. The use of the site as a general retail establishment has been in place since at least 2009 and there have been no apparent complaints regarding the uses on the property. Staff also finds the addition of a cannabis retail store would not be out of place for the area due to the building's former use as a quick service restaurant, so there should be no increase in traffic or impacts on surrounding businesses or residences due to the similarity in use of the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;

- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINT NEVADA, LLC

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): UC-25-0891

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

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

Date: 1/27/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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 Gilespie 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 Greta 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 2/20/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101758
ASSESSOR PARCEL #(s): 176-05-820-003

PROPERTY ADDRESS/ CROSS STREETS: 8660 W Warm Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Utilize an existing building for cannabis (retail store) in the Commercial General zoning district.

PROPERTY OWNER INFORMATION

NAME: Ravan Revocable Living Trust and Ravan Hamid H Trs

ADDRESS: 850 Loma Vista Drive

CITY: Beverly Hills STATE: CA ZIP CODE: 90210

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Mint Nevada LLC - Eivan Shahara

ADDRESS: 5210 S. Priest Drive

CITY: Tempe STATE: AZ ZIP CODE: 85283

TELEPHONE: 602-931-3663 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut - Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101

TELEPHONE: 702-598-1410 CELL 702-994-0490 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.

Signed by:

Property Owner (Signature): _____

Hamid Ravan

Property Owner (Print): _____

11/10/2025

Date: _____

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 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

December 19, 2025

Clark County Department of Comprehensive Planning
500 South Grand Central Parkway, First Floor
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit for Retail Cannabis
APN 1176-05-820-003 – 8660 W. Warm Springs Road

To Whom It May Concern:

Our office represents Mint Cannabis, the applicant for the above referenced project (the "Applicant"). The property is located on the north side of W. Warm Springs Road, approximately 290 feet west of S. Durango Drive. The property has an existing building that was previously used for a Carls Jr fast food restaurant with a drive through. Applicant proposes to utilize and repurpose/update the existing structure for retail cannabis with a drive through.

Special Use Permit for Retail Cannabis

Applicant proposes relocating an existing license from an established location at 6332 S. Rainbow where they currently operate. That location received approval for a dispensary in 2014 and retail in 2017. Their current license with Clark County Business License is #2000267.MMR0301. Their Cannabis Establishment ID with the Nevada Cannabis Compliance Board is D092. Applicant proposes to relocate these licenses to the above referenced site.

The proposed site is adjacent to a CVS Pharmacy to the east, and the St. Rose Dominican Hospital is less than half a mile to the east. According to available records, the closest retail cannabis establishment to this site is approximately a mile to the north on Durango. There is also a retail cannabis establishment two miles to the east on Warm Springs. There is not a concentration of retail cannabis stores in this area.

The NIBRS Crime Report from October 10, 2025 through December 10, 2025 shows that there is not a concentration of crime in the area. This site also conforms to the separation requirements for a cannabis establishment as is shown on the Certified Separation Survey.

The site is ideally located for the requested use. It is in a commercial center with assorted uses, adjacent to W. Warm Springs Road, and close to S. Durango Drive bus stops. There is a wide variety of uses in the area with retail and commercial uses at the intersection of W. Warm Springs Road and S. Durango Drive and residential uses consisting of single-family and multi-family to the north, west, and south of this commercial center.

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you in advance for your review. Please feel free to contact me should you have any questions or comments.

Sincerely,



Nancy Amundsen
Brown, Brown, & Premsrirut

