



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 14, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also 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 : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura-Chair
Matthew Tramp

Carol Lee White

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

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for September 9, 2025. (For possible action)
- IV. Approval of the Agenda for October 14, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Trunk or Treat, 4525 New Forest Drive, Las Vegas, NV 89147, 702-455-7723
Wednesday, October 29, Free Entry From 6 pm to 8 pm. Candy, Games, Bounce House, Face Painting and Food while supplies last!
- VI. Planning and Zoning
1. **WS-25-0398-REDWOOD TORAH CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.
DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/dd/cv (For possible action) **11/04/25 PC**
- VII. General Business
1. Take public input regarding suggestions for FY2027 budget request(s). (For possible action)
- 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: October 28, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>



Spring Valley Town Advisory Board

September 9, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White PRESENT	Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED Kristina Bedikian 702-455-3596 kristina.bedikian@clarkcountynv.gov PRESENT	

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

Michael Huling, Comprehensive Planning

II. Public Comment

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- None.

III. Approval of **August 12, 2025, and August 26, 2025** Minutes (For possible action)

Motion by: Matthew Tampo

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **September 9, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramo

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)

- Fall Festival, Music-Food-Crafts-Beer Garden
Saturday, October 4, 2 P.M. Laurelwood Park
4300 Newcastle Road
- Truck or Treat
4525 New Forrest Drive, Las Vegas, NV 89147
702-455-7723
Wednesday, October 29, Free Entry 6:00 P.M to 8:00 P.M

VI. Planning & Zoning

1. **PA-25-700037-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 5.51 acres. Generally located north of Maule Avenue and west of Buffalo Drive within Spring Valley. MN/mc (For possible action) **09/16/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **UC-25-0574-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
USE PERMIT to allow a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking lot landscaping; **3)** reduce buffering and screening; **4)** reduce parking; **5)** eliminate EV capable parking spaces; and **6)** reduce driveway throat depth.
DESIGN REVIEW for a multi-family detached residential development on 5.51 acres in a CG (Commercial General) Zone. Generally located west of Buffalo Drive and north of Maule Avenue within Spring Valley. MN/rg/cv (For possible action) **09/16/25 PC**

Motion by: **Randy Okamura**

Action:

APPROVE Use Permit

APPROVE: Waivers of Development Standards #1 and #6

DENY Waivers of Development Standards #2 through #5

DENY Design Review

Vote: 3-0/Unanimous

3. **PA-25-700038-CHURCH BAPTIST FIRST KOREAN:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action) **10/07/25 PC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 2-1/NAY: Tramp

4. **ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:**
ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

5. **VS-25-0591-CHURCH BAPTIST FIRST KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

6. **WS-25-0592-CHURCH BAPTIST FIRST KOREAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** Waivers of Development Standards #1 and #2
APPROVE Design Review
DENY Waivers of Development Standards #3
Vote: 2-1/NAY: Tramp

7. **TM-25-500150-CHURCH BAPTIST FIRST KOREAN:**
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

8. **VS-25-0595-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action) **10/07/25 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

9. **UC-25-0594-AAA LAND INVESTMENT, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action) **10/07/25 PC**

Motion by: **Carol White**

Action: **DENY**

Vote: 3-0/Unanimous

10. **WS-25-0577-PREUS, JAMES PATRICK:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce separation; and 3) increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Montessori Street within Spring Valley. JJ/lm/kh (For possible action) **10/07/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

11. **DR-25-0600-DECATUR POST, LLC:**
DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) **10/08/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

12. **ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.
DESIGN REVIEWS for the following: 1) recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action) **10/08/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

13. **VS-25-0584-REMINGTON SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessouri Street within Spring Valley (description on file). MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

14. **UC-25-0583-REMINGTON SUNSET, LLC:**
USE PERMIT for offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce buffering and screening; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

15. **TM-25-500149-REMINGTON SUNSET, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

16. **WS-25-0593-KIM MICHELLE KYUNG IN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs Overlay (AE-60). Generally located north of Cressida Court and west of Montessouri Street within Spring Valley. MN/nai/kh (For possible action) **10/08/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

VII General Business

1. Review budget request from last year and take public input regarding suggestions for FY2027 budget request(s). (For possible action). Kristina Bedikian, gave board more additional requests for the budget. Board accepted and there was no discussion.

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 vote may be taken on a matter not listed on the posted 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.

- None.

IX. Next Meeting Date: September 30, 2025

X Adjournment

Motion by Randy Okamura

Action: **ADJOURN** meeting at 7:40 p.m.

Vote: **PASSED** (3-0) /Unanimous

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0398-REDWOOD TORAH CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.

DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone.

Generally located north of Dewey Drive and west of Redwood Street within Spring Valley.
MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-411-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Redwood Street where street landscaping is required per Section 30.04.01D.7.
2. Increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback per Section 30.04.03B.1 (a 100% increase).
3. Reduce the proposed egress gate setbacks to 4 feet where a minimum of 50 feet is required per Section 30.04.03E (a 92% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5555 Redwood Street
- Site Acreage: 4.08
- Project Type: Access gates and guard shack
- Number of Stories: 1 (proposed guard shack)
- Building Height (feet): 10 (proposed guard shack)/6 (proposed access and egress gates)/6 (existing fence)
- Square Feet: 48 (proposed guard shack)
- Parking Required/Provided: 32/167

History & Site Plan

The subject property was reclassified to C-P zoning via ZC-2149-98 by the Board of County Commissioners (BCC) in April 1999 with a use permit for an assisted living facility. A design

review for an office building was subsequently approved with WC-400244-02 (ZC-2149-98) in September 2002 by the BCC. Furthermore, UC-22-0557 was approved in 2022, which allowed the conversion of the existing office building to a private school and daycare. The school was to be developed over a 4 year period and is still currently going through their development phases. Additionally, a fence was constructed without building permits along the north, east, and south perimeter of the school in between October 2023 and February 2024. At the time, it was determined that no building permits or planning approval for the fence were necessary.

The site plan depicts the installation of 2 proposed access gates, 1 proposed egress gate, and a proposed guard shack. The first 2 proposed access gates and the guard shack are depicted in the northwest corner of the site and will be accessible from the driveway along on Diablo Drive (north property line). The westernmost proposed access gate is set back over 100 feet south of the northwestern driveway. The second and northernmost access gate will be set back over 100 feet east of the northwestern driveway. Furthermore, the proposed guard shack will be set back 54.5 feet from the north property line and is located in between both access gates.

The proposed egress gate will be installed at the driveway along Redwood Street (east property line) and is set back 4 feet from the property line where 20 feet is required per code thus necessitating a waiver of development standards. Furthermore, the applicant is proposed to increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback of a commercial zoned site per Title 30. The existing school building and its related facilities are centrally located in the parcel. Parking for the site is provided around the perimeter of the school building and its facilities.

Landscaping

The site was developed with street landscaping along Diablo Drive, Redwood Street, and Dewey Drive, which is comprised of a 6 foot wide landscaping strip containing a mix of shrubs and large trees spaced a maximum of 20 feet on center.

There are no changes to the previously approved landscaping being proposed with this application, however the aforementioned fence was constructed within the 6 foot wide street landscape strip along the perimeter of the site. While the existing shrubs and trees remain outside of the fence, this technically reduces the landscape area along Redwood Street to less than the required 6 feet of landscaping. For this reason, the waiver of development standards is required.

Elevations

Elevations of the proposed pre-manufactured guard shack has an overall height of 10 feet and constructed of vinyl panels painted to match the existing school building. The guard shack also features an entry door on the south facing elevation and a window on the west facing elevation.

Applicant's Justification

The applicant states that the installation of the access gates and guard shack is necessary to protect its students. The access gates on the northwest corner of the site will not be open during school hours but will instead be opened only during pick-up and drop-off times. During school hours, these gates will be monitored by a guard stationed in the adjacent guard shack. The

applicant also states that the reduced setback for the access gate on Redwood Street will not cause any stacking within the right-of-way, as it will be used for egress only.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900661 (UC-22-0557)	First extension of time for a use permit for a school & daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by ZA	September 2025
ADR-24-900510 (UC-22-0557)	Administrative design review to revise the original plans and add shade structures to outdoor play areas	Approved by ZA	August 2024
VS-22-0558	Vacation and abandonment of patent easements	Approved by BCC	November 2022
UC-22-0557	Use permit for a school & daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by BCC	November 2022
UC-0360-07	Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Signage for an office complex	Approved by BCC	July 2006
TM-0316-02	One lot commercial subdivision	Approved by PC	September 2002
WC-0244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a Use Permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CP	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Undeveloped
East	Public Use	PF	Grant Sawyer Middle School
West	Neighborhood Commercial	RS20	Undeveloped & single-family residences

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The plans show that fence was installed behind the existing street trees and shrubs, however, the fence was installed within the landscape strip and not behind it. Title 30 dictates that the location of the existing fence eliminates the landscape strip along Redwood Street to less than the 6 foot minimum width requirement. Since the landscaping along Redwood Street has been maintained and will remain, and the other landscaping on site is not being affected, staff can support this request.

Waiver of Development Standards #2

The existing fence height is 6 feet for the entire perimeter of the site. Title 30 depicts that a maximum 3 foot high fence is allowed within the front setback of a commercial zone property. Staff finds that this request does not negatively impact the school or the surrounding area in a negative manner. Staff finds the existing mature landscaping the existing 6 foot fence creates a sufficient visual and physical barrier which promote safety and security for the school. Staff supports this request.

Waiver of Development Standards #3

Staff does not normally support waivers of development standards for gate setbacks, as these setbacks are imposed to avoid any potential safety hazards. In this case however, staff finds that neither of these issues are likely to occur due to the gate being utilized for egress only. Any stacking that occurs with this access gate will be internal and should not affect the right-of-way. For this reason, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the installation of the proposed access gates and guard shack will not have any negative impacts on the surrounding properties, as this project is only adding minor improvements to the existing site. The guard shack will be painted to match the existing school, and the access gates will connect to the fence that was already installed. 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 Statute

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that all subsequent phases beyond phase 1 of UC-22-0557 must commence by November 16, 2025 or the application will expire unless extended with an approval of an extension of time as a public hearing.
- 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 nothing over 24 inches in height is permitted within the sight visibility zone.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: YESHIVA DAY SCHOOL OF LAS VEGAS

**CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVENUE,
SUITE 220, LAS VEGAS, NV 89123**

