



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 26, 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 chaves70@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
 Kriselle Gabriel
 Justine McDowell

Matthew Tramp, Vice Chair
 Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chaves70@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
 MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
 APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

- III. Approval of Minutes for May 12, 2026. (For possible action)
- IV. Approval of the Agenda for May 26, 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-26-0142-GALLERIA CENTER, LLC:**
HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) 06/02/26 PC
 2. **WS-26-0159-MARINO FAMILY TRUST & MARINO WILLIAM J & BARBARA B TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) modify commercial driveway standards.
DESIGN REVIEW for a site redesign for an existing restaurant within an existing shopping center on a 1.07 acre portion of 15.89 acres in a CG (Commercial General) Zone. Generally located north of Reno Avenue and west of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) 06/03/26 BCC
 3. **UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:**
USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone. Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley. JJ/rp/cv (For possible action) 06/16/26 PC
 4. **VS-26-0242-MCNUTT REDWOOD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Santa Margarita Street, and Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/tpd/cv (For possible action) 06/16/26 PC

5. **WS-26-0249-MAHALO REVOCABLE LIVING TRUST ETAL & GATES JEFFREY BLAINE TRS:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for proposed and existing accessory buildings in conjunction with an existing single-family residence on 0.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessouri Street and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) 6/16/26 PC

6. **ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to eliminate sidewalk and street landscaping. DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley. MN/jud/cv (For possible action)06/17/26 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: June 9, 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>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0142-GALLERIA CENTER, LLC:

HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone.

Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley.
MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-25-110-006 through 163-25-110-008 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5765 W. Tropicana Avenue, 5785 W. Tropicana Avenue, & 5795 W. Tropicana Avenue
- Site Acreage: 1.74 (portion)
- Project Type: Banquet facility
- Square Feet: 1,445 (proposed banquet facility lease space, suite #8)
- Parking Required/Provided: 6 (proposed banquet facility)/99 (entire commercial center)

Site Plans

The plans depict a commercial center with access points along Tropicana Avenue to the north and Duneville Street to the west. The proposed banquet facility will occupy an existing suite within the in-line building located along the southern portion of the commercial center. The subject in-line building shares cross access and parking with 2 other pad site buildings that front Tropicana Avenue. No changes are proposed to the site. The applicant is seeking a use permit to allow for a banquet facility within 200 feet of residential uses to the east.

Elevation & Floor Plan

The photos show a 1 story retail building with a concrete tile roof. The stucco exterior is painted and includes pop-outs, columns, and glass store front windows. The 1,445 square foot lease space will include a lobby area, open seating area, restrooms, and a storage room.

Applicant's Justification

The applicant states the banquet facility operates as a reservation-only private event venue, with a maximum occupancy limited to 60 people. The venue is designed for milestone celebrations and intimate gatherings including baby showers, birthday parties, graduations, bridal showers, and similar private events. The business does not operate as a nightclub, bar, or public entertainment venue, hookah lounge, or continuous-service restaurant. There are no walk-in customers, no ticketed public events, and no open public gatherings. All events are pre-scheduled and occur entirely within the enclosed tenant space. The site has ample parking for all existing uses and for the proposed banquet facility. The proposed use will not have amplified sound, no exterior queuing or outdoor gathering; therefore, having minimal impact.

Prior Land Use Requests for APN 163-25-110-006 (northwest corner)

Application Number	Request	Action	Date
UC-21-0604	Use permit for a proposed supper club	Approved by PC	December 2021
UC-18-0316	Use permit to reduce the separation of a tavern from a residential use	Approved by PC	June 2018
UC-1417-03	Use permit for live entertainment with a restaurant	Approved by PC	November 2003

Prior Land Use Requests for APN 163-25-110-007 (northeast corner)

Application Number	Request	Action	Date
UC-19-0750	Use permit for a retail cannabis store	Withdrawn	December 2019
UC-19-0749	Use permit for a retail cannabis store	Withdrawn	November 2019
UC-0379-17	Use permit for a retail cannabis store in conjunction with an existing dispensary	Approved by BCC	June 2018
UC-0356-14	A medical cannabis establishment (dispensary) located just north of the subject building within the same retail center	Approved by BCC	June 2014

Prior Land Use Requests for APN 163-25-110-008 (southern parcel)

Application Number	Request	Action	Date
UC-18-0208	Use permit for hookah lounge	Approved by PC	May 2018
UC-0187-12	Use permit for a convenience store and check cashing service	Approved by BCC	June 2012
UC-10-0414	Use permit for a convenience store	Approved by PC	October 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Manufactured home park
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Mini-warehouse development
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (less than 18 du/ac)	CG & RM32	Shopping center & condominium complex

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 reduction to residential separation for the proposed banquet facility requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. There is an existing multi-family residential use, approximately 51 feet to the eastern property line. Staff finds that the multi-family residential ingress/egress drive aisle with mature landscaping buffers the nearest multi-family residential building to the east which is approximately 159 feet from the banquet facility. Although the proposed banquet facility is compatible with existing uses within the commercial center, staff finds the request does not support Goal SV-1 which in part, encourages the protection of existing neighborhoods in Spring Valley while providing opportunities for complementary uses. Therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: Spring Valley - denial.

APPROVALS: 3 cards

PROTESTS: 2 cards, 1 letter

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/05/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: May 5, 2026 – HELD – To 06/02/26 – per the Planning Commission.

APPLICANT: REBECCA K. MAHAN

CONTACT: REBECCA MAHAN, WOW PARTY DÉCOR LLC, 5795 W. TROPICANA AVENUE, LAS VEGAS, NV 89118

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0159-MARINO FAMILY TRUST & MARINO WILLIAM J & BARBARA B TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) modify commercial driveway standards.

DESIGN REVIEW for a site redesign for an existing restaurant within an existing shopping center on a 1.07 acre portion of 15.89 acres in a CG (Commercial General) Zone.

Generally located north of Reno Avenue and west of Fort Apache Road within Spring Valley.
JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-512-006; 163-30-512-013; 163-30-512-015 through 163-30-512-016; 163-30-513-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce landscape buffer to 7 feet where a 15 foot wide landscape buffer are required per Section 30.04.02C (a 53% reduction).
 - b. Allow a 6 foot wrought iron fence where an 8 foot decorative wall is required per Section 30.04.02C.
2.
 - a. Reduce the separation between the drive-thru lane and the residential use to the west to 27 feet where 200 feet is required for an area subject to Residential Adjacency Standards per Section 30.04.06E (an 85% reduction).
 - b. Allow higher-activity areas of development, (circulation) along the west property line adjacent to an area subject to Residential Adjacency Standards per Section 30.04.06G.
 - c. Allow trash and recycling receptacles within 50 feet of an area subject to Residential Adjacency Standards per Section 30.04.06K.
 - d. Allow parking for non-residential development within 30 feet of an area subject to Residential Adjacency Standards and not screened by a primary building or otherwise buffered per Section 30.04.06K.
3.
 - a. Reduce the driveway throat depth along Reno Avenue to 24.45 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 1% reduction).
 - b. Reduce the departure distance from an intersection to a driveway along Reno Avenue to 88 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 53% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5095 S. Fort Apache Road
- Site Acreage: 1.07 (portion)
- Project Type: Proposed site redesign to add a driveway and pick-up lane for an existing restaurant within an existing shopping center
- Parking Required/Provided: 337/728
- Sustainability Required/Provided: 1.5

History & Purpose

The existing restaurant was recently converted from a retail (furniture store) to a restaurant through a tenant improvement permit (BD25-29745) and is currently in operation. The site was originally constructed as part of the shopping center to the north, which also provides shared driveway access serving the multi-family residential development to the west from Fort Apache Road. The purpose of this request is to construct a new one-way commercial driveway entrance from Reno Avenue and to add a mobile pick-up lane on the south side of the building.

Site Plan

The plan depicts a 1.07 acre site within an existing shopping center at the northwest corner of Fort Apache Road and Reno Avenue. The proposed 24 foot wide driveway provides a one-way entrance from Reno Avenue and connects to the existing parking lot on the north side of the restaurant. There are no changes to the existing parking lot and new bicycle racks have been added to the north side of the building. A mobile pick-up lane begins on the northwest side of the restaurant, loops southeast, and then turns west to direct exiting vehicles northward through the shopping center.

Landscaping

The proposed plans depict the existing site landscaping on the south and west sides of the building to be updated with the removal of 3 significant trees, which will be partially replaced by additional street trees and landscape buffer plantings. There is a deficit of street trees which the applicant has indicated will be offset by a fee-in-lieu payment. The proposed street landscaping along Reno Avenue behind the existing attached sidewalk consists of 3 existing trees and 2 new trees. The proposed landscape buffer along the west property line ranges in width from 15 feet at the northerly end of the buffer and tapers to 7 feet wide and consists of 2 rows of evergreen trees planted 20 feet apart in each row. There is an existing 6 foot tall wrought-iron fence on the shared property line at the back of the landscape buffer.

Elevations and Floor Plans

The plans depict an existing restaurant building featuring standard commercial storefront windows and doors, along with a painted exterior that incorporates existing architectural elements. There are no changes to the existing height of the building. A new awning is located on the southwest elevation over the entrance and an egress door is added to the northeast elevation in the existing storefront beneath the existing canopy. The updated façade reflects the company's branding while using color tones, primarily gray and blue, that complement the

adjacent multi-family residential development to the west. The pick-up window is located on the southwest side of the building.

Applicant’s Justification

The applicant states that the proposed driveway and pick-up window are intended to support mobile food pick-up only. The scope of work is limited to the southwest portion of the site and includes a new curb cut, the installation of the pick-up window, and associated landscaping. No menu board, communication device, or speaker is included, as all orders are placed through the company’s mobile app, and no face-to-face ordering is permitted. There is no need for vehicle stacking as food pick-up is the only function and guests will have ordered and paid electronically and given a pick-up time. Vehicle stacking is not required because guests will have already ordered and paid electronically and will be assigned a designated pick-up time. In the event an order is not ready when a guest arrives early, 2 holding spaces are provided to keep the pick-up window clear and maintain traffic flow. Although the proposed site design requires the removal of 3 significant trees, the replacement tree count falls short of the full caliper requirement by 4 trees. The westerly landscape buffer was originally designed as part of the overall shopping center and was split into 2 segments with the development of the multi-family residential development to the west. A tapered buffer area has been designed to narrow the drive aisle to facilitate traffic movement to the north. The existing drive aisle configuration on the multi-family site diminishes the buffer’s effectiveness relative to Residential Adjacency standards. The applicant also indicates that the store typically operates Monday through Saturday 11:00 a.m. through 8:00 p.m. and are closed on Sundays.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1749-99 (WC-400225-02)	Waive condition of a zone change for a loading dock wall height	Approved by BCC	September 2002
DR-0620-01	Design Review for a shopping center on 25 acres	Approved by PC	June 2021
ZC-1515-00	Zone change to C-2 for a shopping center	Approved by BCC	November 2000
ZC-1749-99	Zone change for a shopping center with mini-warehouse	Approved by BCC	December 1999

Additional land use applications for the shopping center are on file and may be reviewed through department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Corridor Mixed-Use	RM18, RM50 & CG	Multi-family residential, & shopping center
East	Corridor Mixed-Use	CG	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG, RM50 & RS2	Shopping center, single-family residential, & multiple-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed landscape buffer meets the required tree count; however, the reduced planter area may create long-term challenges for both existing and newly planted trees. In addition, staff is concerned that the omission of the required 8-foot tall decorative wall could negatively affect the adjacent residential property. For these reasons, staff is unable to support the request.

Waiver of Development Standards #2

The intent of residential adjacency standards is to promote compatible transitions between land-use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located adjacent to residential zoning districts. Staff has concerns regarding the placement of the proposed circulation lanes along the west property line, as this configuration may negatively affect the adjacent residential property. The purpose of ensuring a significant separation between residential uses and drive-thru lanes and higher activity areas such as site circulation, trash/recycling receptacles, and parking-is to prevent noise, odors, and other disturbances from such uses disturbing surrounding residential areas. In this case, the proposed pick-up lanes are 27 feet from the shared property line with the residential uses to the west. Although the applicant is proposing an updated landscape buffer, the existing fence does not provide adequate screening. For these reasons, staff is unable to support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant indicates that the proposed location of the new driveway and pick-up window is intended to facilitate on-site traffic circulation. Staff is concerned that the proposed design may create unintended impacts on the adjacent residential development. Additionally, staff finds that the reduced replacement of significant trees could be addressed by locating the required trees along the south or east sides of the building, rather than concentrating them near the street frontage. For these reasons, staff is unable to support the request.

Public Works - Development Review

Waiver of Development Standards #3

Although the throat depth and departure distance for the Reno Avenue commercial driveway does not comply with the minimum standard, the applicant worked with staff to redesign the driveway to be a one-way ingress only, allowing vehicles to safely enter the site without the potential for conflicts. Therefore, staff has no objection to this request.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required.

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 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: CAFE ZUPAS

CONTACT: TYLER HARRIS, CAFE ZUPAS, 460 UNIVERSAL CIRCLE, SANDY, UT 84070

DRAFT

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06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:

USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone.

Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley. JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

163-11-103-008

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2545 South Torrey Pines Drive
- Site Acreage: 0.46
- Project Type: Avocational training facility (traffic school)
- Square Feet: 2,139
- Parking Required/Provided: 5/11

Site Plan & Request

The plan depicts an existing office professional building located west of Torrey Pines Drive. The site is accessed by one driveway on Torrey Pines Drive. There are 11 parking spaces, whereas only 5 parking spaces are required. No alterations, changes, or modifications are proposed to the existing building or the site. The applicant is requesting to convert the building into an avocational training facility (traffic school).

Landscaping

There are no changes proposed to the existing landscaping on the site.

Elevations

The provided photos depict an existing single-story office building consisting of a stucco exterior painted in grey tones. The building features a pitched roof finished with tiles.

Floor Plans

The plans depict an existing tenant space measuring 2,139 square feet in area. The proposed avocational training facility consists of offices, storage room, conference room, and restroom.

Applicant's Justification

The applicant has indicated that the proposed facility will operate a DUI School that will provide state-compliant education for individuals convicted of driving under the influence. The program will adhere to all Nevada Administrative Code and DMV requirements and will offer structured classes on substance use awareness, impaired driving risks, and legal consequences. No changes are proposed to the building, site, or landscaping, and the facility will operate in a professional, regulated setting that meets all applicable state and local requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0789-95	Rezone from R-E to C-1	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle wash
South	Ranch Estate Neighborhood	CP & RS20 (NPO-RNP)	Office building & single-family residential
East	Neighborhood Commercial	CG	Offices
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use 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 does not anticipate any adverse effects from the proposed avocational training facility and finds that the use is compatible with the existing development in the surrounding area. The site has adequate parking for the proposed use, and there will be no negative impacts on the site or

the surrounding area as a result of the avocational training facility being proposed. Therefore, staff recommends approval.

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county, and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

APPLICANT: JWE ENTERPRISES, LLC

CONTACT: JEANETTE ALVAREZ, TINHIH, 3316 PLAZA DEL PAZ, LAS VEGAS, NV 89102



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # 26-100114

ASSESSOR PARCEL #(s): 163-11-103-008

PROPERTY ADDRESS/ CROSS STREETS: 2545 South Torrey Pines Drive, LV, NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

The proposed DUI School offers state compliant education for individuals convicted of driving under the influence. The program addresses alcohol and drug awareness, impaired driving risks, and legal consequences, with the goal of reducing repeat offenses through structured instruction and accountability.

PROPERTY OWNER INFORMATION

NAME: CJD Family Trust

ADDRESS: 2545 S Torrey Pines Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL 702-274-9200

APPLICANT INFORMATION (information must match online application)

NAME: JWE Enterprise, LLC

ADDRESS: 2545 S Torrey Pines Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-445-7318 CELL 702-460-9416 ACCELA REFERENCE CONTACT ID # 26-100114

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jeanette Alvarez

ADDRESS: 3316 Plaza Del Paz

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

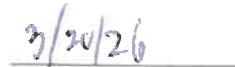
TELEPHONE: 702-445-7318 CELL 7023722919 ACCELA REFERENCE CONTACT ID # 26-100114

*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

03/31/2026

To Whom It May Concern,

JWE Enterprises, LLC is requesting approval for a business license to operate a DUI School in Nevada. The proposed use is an avocational training facility requiring a use permit in the CP zoning district. JWE Enterprises, LLC operates under There is No Hero in Heroin (TiNHiH), a state-certified behavioral health provider serving the Las Vegas community for over a decade.

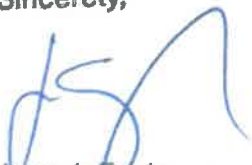
The proposed DUI School will provide state-compliant education for individuals convicted of driving under the influence, as well as self-referred participants seeking to improve decision making and reduce risk. The program will follow all applicable Nevada Administrative Code requirements and DMV regulations. Services include structured classroom instruction focused on substance use awareness, impaired driving risks, and legal consequences.

TiNHiH has an established record of providing prevention, outpatient treatment, and recovery support services. The addition of DUI education expands access to needed services and supports public safety by reducing repeat offenses.

The program will operate in a professional setting, with policies in place to ensure compliance, safety, and accountability. JWE Enterprises, LLC is committed to meeting all state and local requirements for licensing and operation. No changes to the existing building, parking, or landscaping are proposed, and the site will remain as-is.

Thank you for your consideration.

Sincerely,



Joseph Engle

JWE Enterprises, LLC

There is No Hero in Heroin (TiNHiH)



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0248

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

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

Date 5/26/2026

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: 6/16/2026 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->

Please Note:

- All meetings are mandatory for ALL applications.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, 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

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
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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

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

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SANDY VALLEY

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Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

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(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
Tyler Brady	(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 3/4/26

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>

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06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0242-MCNUTT REDWOOD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Santa Margarita Street, and Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-202-014

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements within the parcel which are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residence
South, East, & West	Open Lands	RS20 (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: MCNUTT REDWOOD, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Comprehensive Planning Application meeting information

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0242__

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

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

Date 5/26/2026

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>

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PLANNING COMMISSION (PC)

Date: 6/16/2026 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: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning
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<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100359

ASSESSOR PARCEL #(s): 163-35-202-014

PROPERTY ADDRESS/ CROSS STREETS: Redwood and Ponderosa

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Government Patent Easements and Dedication of ROW

PROPERTY OWNER INFORMATION

NAME: McNutt Redwood LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

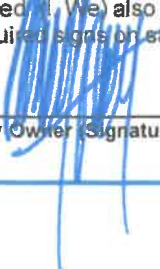
ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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



Property Owner (Signature)*

Darren C. Petersen, Manager
Property Owner (Print)

3-2-2026
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

March 19, 2026

VIA UPLOAD

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

Re: *Justification Letter*
Vacation and Abandonment
APNs: 163-35-202-014 (Redwood Street/Ponderosa Way)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant owns approximately 2.5 acres of property located on the northwest corner of Redwood Street and Ponderosa Way. The property is more particularly described as APN: 163-35-202-014 (the "Site"). There are currently patent easements on the Site. To fully develop the Site, the Applicant is requesting to vacate and abandon the patent easements.

Patent easements exist on the north, south, and west perimeter for the Site. Each patent easement is 33-feet wide. Because the Site will be accessible from existing right-of-way alignments, the patent easements are no longer required. Therefore, vacation and abandonment of the patent easements is appropriate.

Thank you for your consideration of this request. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0249-MAHALO REVOCABLE LIVING TRUST ETAL & GATES JEFFREY
BLAINE TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce setbacks for proposed and existing accessory buildings in conjunction with an existing single-family residence on 0.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

163-34-511-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an increased height of 18 feet for a proposed accessory building (detached garage) where 14 feet is the maximum allowed per Section 30.02.06 (a 29% increase).
2. a. Allow a reduced street side setback of 6 feet for an existing accessory building (gazebo) where 10 feet is required per Section 30.02.06 (a 40% reduction).
b. Allow a reduced street setback of 5 feet for a proposed accessory building (detached garage) where 10 feet are required per Section 30.02.06 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5880 Flight Wing Street
- Site Acreage: 0.44
- Project Type: Accessory buildings
- Building Height (feet): 18 (detached garage) / 9 (gazebo)
- Square Feet: 1,295 (detached garage) / 180 (gazebo)

Site Plan

The plan depicts an existing single-family residence with access provided via Flight Wing Street. The proposed detached garage will be set back 5 feet from the east property line along Montessouri Street and 13 feet from the north property line. There is an existing gazebo that is

set back 6 feet from the east property line, with a building separation of 13 feet from the proposed garage.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a proposed garage that will be 18 feet in height. It will be constructed of similar materials and colors as the primary residence. The gazebo is 9 feet in height and is made of 6 wooden posts with a pitched wooden roof.

Floor Plans

The plan depicts a proposed garage that will be 1,295 square feet. It will have an open layout to provide more space for storage.

Applicant's Justification

The applicant states that a 10 foot setback from the east property line is not possible because there is an existing herb box on the parcel. If a setback of 10 feet were followed, there would be no space for a walking path between the herb box and the detached garage. Additionally, the proposed garage must have a height of 18 feet to ensure there is adequate space for storage.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1138-97	Waiver to extend the time for off-site improvements to an approved single-family residential subdivision	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60)	Single-family residential
South	Public Use	RS20 (AE-60)	Undeveloped
East	Public Use	RS20 (AE-60)	Place of worship

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.

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts on neighboring properties. Staff finds that the close proximity of the accessory buildings to the right-of-way creates a negative visual impact to pedestrians travelling on the street. The request to increase height for the proposed garage will have an adverse effect on the surrounding area. The building at the height proposed is incompatible with the surrounding area and the reduced setback makes the inconsistency more noticeable. It is for these findings that staff cannot support the request.

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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 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: JEFFREY BLAINEGATES
CONTACT: JEFFREY GATES, 5880 FLIGHT WING STREET, LAS VEGAS, NV 89113**

DRAFT



Comprehensive Planning Application meeting information

5

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0249_

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

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

Date 5/26/2026

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: 6/16/2026 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: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<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.
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- 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.
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 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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- 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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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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- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, 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

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75 Ski Chalet Place, Mt. Charleston

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Maureen Helm, Secretary
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Paradise Park Community Center
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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
Tyler Brady	(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 3/4/26

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 # 25-101727

ASSESSOR PARCEL #(s): 163-34-511-006

PROPERTY ADDRESS/ CROSS STREETS: 5800 Flight wing ST.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Mari lov esbu Hat - Jeffrey Blaine Gates

ADDRESS: 5800 Flight wing ST

CITY: Las Vegas

STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL 702-355-6222

APPLICANT INFORMATION (Information must match online application)

NAME: Same as above

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jeffrey Gates

ADDRESS: 5800 Flight wing ST

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____

CELL 702-355-6222

ACCELA REFERENCE CONTACT ID # _____

25-101727

*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.

Jeffrey Blaine Gates
Property Owner (Signature)*

Jeffrey Blaine Gates
Property Owner (Print)

10-22-25
Date

To whom it may concern.

I have been advised by my engineer since there is a pre-existing herb box, the required setback of 10' would hinder the walking space, between the herb box and the storage building wall. The setback is on the Montessori street. My desire is to go from 10' to 5' setback, minimum required per section 30.02.06, side street setback. The other amendment is the peak height of 14' to 17'6" cause of the desire of 12' interior height, to allow for my truck and jeep. The building material and the paint colors is to match existing house. This is not being used as a commercial building, or have traffic or noise issues, this is my personal storage.

Thank you Jeff gates

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06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to eliminate sidewalk and street landscaping.

DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-202-010

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate sidewalk and street landscaping along Ponderosa Way and Duneville Street where a detached sidewalk and landscaping is required per Figure 30.64-17.

DESIGN REVIEW:

Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Landscape and finished grade

Request & Site Plan

The previously approved plan was related to a waiver to eliminate the perimeter landscaping and sidewalk along Ponderosa Way and Duneville Street associated with a minor subdivision (MSM-22-600025). The minor subdivision map indicated that the site, 2.5 acres, will be subdivided into 4 parcels. Thirty feet will be dedicated for public right-of-way along Ponderosa Way and Duneville Street respectively. Along the northern property line is a 5 foot drainage easement.

The applicant was requesting a waiver of development standards to eliminate the requirement for landscape and sidewalk along both streets. Additionally, the applicant was requesting an increase in finished grade to 4 feet due to the topography of the subject site.

Landscaping

No landscaping or sidewalk were provided along Ponderosa Way and Duneville Street.

Elevations

The previously approved plans depicted perimeter screen and retaining walls at a maximum height of 9 feet. Six feet were proposed to be a screen wall and the additional 3 feet were proposed to be retaining walls. Along the northern property line, the perimeter wall was set back 5 feet south in order to accommodate the 5 foot wide drainage easement.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0439:

Comprehensive Planning

- Provide 1 medium tree every 20 feet inside the walls along Ponderosa Way and Duneville Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Duneville Street, 30 feet for Ponderosa Way and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;

- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states the project had been temporarily placed on hold due to personal matters. However, those matters have been resolved and the applicant is ready to move forward with the originally approved project. Per the applicant there are several active permits related to the site which are related to Public Works, Mapping, and the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0439	Waiver of development standards and design review for a 4 lot single-family residential development	Approved by BCC	September 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that there is an active Building Permit for early grading (BD23-53025), and approved drainage study (PW-23-18862), and an active off-site permit (PW23-17700). Staff recommends that the applicant demonstrate continued due diligence toward commencing the project. As this is the first request for an extension of time, staff is able to support the extension.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145



Comprehensive Planning Application meeting information

4

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400136 (WS-23-0439)___

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

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

Date 5/26/2026

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: Click or tap to enter a date. N/A Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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
Tyler Brady	(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 3/4/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-36-202-010

PROPERTY ADDRESS/ CROSS STREETS: Duneville st and Ponderosa way

DETAILED SUMMARY PROJECT DESCRIPTION

Time Extension for WS-23-0439

PROPERTY OWNER INFORMATION

NAME: Angelo Varsobia , PREMIER PROPERTY PRESERVATION L L C
ADDRESS: 9558 SWINTON AVE
CITY: North Hills STATE: CA ZIP CODE: 91343
TELEPHONE: _____ CELL 818 384 0743 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: BEN TORRELLA
ADDRESS: 712 MAXLEY CT
CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702 516 7570 CELL 702 665 1794 EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Ben Torrella
ADDRESS: 712 Maxley Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: [REDACTED]

*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 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.

[Signature]
Property Owner (Signature)*

Angelo Varsobia
Property Owner (Print)

10/02/2015
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 | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEE\$ _____

TAB/CAC LOCATION _____

DATE _____

October 7, 2025

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

RE: Request for Extension of Time for WS-23-0439

Dear Planning Department Staff,

On behalf of the property owner, I respectfully submit this request for an extension of time for the above-referenced application (WS-23-0439) with APN number 163-36-202-010, Duneville Ponderosa Minor Subdivision.

This project had been temporarily placed on hold due to personal matters of the property owner. The owner has now resolved those concerns and is ready to move forward with the project as originally planned.

We are therefore requesting an extension to allow sufficient time to complete the permit process and proceed.

Below are the application numbers associated with the project:

APPLICATION NUMBER	DESCRIPTION	STATUS	NOTES
PW23-18862 PW22-18270	DRAINAGE STUDY	CLOSED - APPROVED	
PW24-12556	GEOTECHNICAL SOILS REPORT	PRELIM APPROVAL	
PW21-11313-R02		CLOSED - APPROVED	

PW23-17700	OFFSITE	NO COMMENTS	11/13/23
WS - 23 -0439	LAND USE	APPROVED	
BD23-53025	EARLY GRADING	WAITING ON CUSTOMER	Submitted by a different consultant. We will take over this submission.
MSM-22-60099	PRELIM. MAP	SUBMITTED	We're at this stage when the application expired.
CCWRD 24.841	P.O.C.	ACTIVE	Processed 09/08/22
CCWRD	P.O.C. SEWER 0341-2022		EXP 09/08/23
LVVWD	WATER NETWORK ANALYSIS	SUBMITTED	
NV ENERGY	DESIGN INITIATION AGREEMENT		10/26/23

We greatly appreciate the Planning Department's understanding and support, and we respectfully request approval of this extension so that the project can move forward without losing the progress already achieved.

Thank you for your consideration. Please do not hesitate to contact me if additional information is required.

Sincerely,



Ben Torella, PE

DESIGNLAND PLLC

