



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 29, 2026

6:00pm

AGENDA

Note:

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

Matthew Tramp, Vice Chair
Patrick Dierson

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

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

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

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

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 **September 8, 2026**. (For possible action)
- IV. Approval of the Agenda for **September 29, 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)

Roadwork will begin on Sunset Road between Durango Drive and Decatur Boulevard September 21, 2026. The project includes widening to provide a minimum of two travel lanes in each direction.

https://www.clarkcountynv.gov/government/departments/public_works_department/sunset-durango-to-decatur-ph1,

Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2027.

VI. Planning and Zoning

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC
2. **WS-26-0564-LUTZ, ROBERT LEE & CONNIE JO:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setbacks for an existing accessory structure (carport) in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/tpd/cv (For possible action) 10/20/26 PC
3. **ET-26-400081 (ZC-23-0838)-MKAT CAPITAL GROUP, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) reduce required parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.30 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Santa Margarita Street and south of Patrick Lane within Spring Valley. MN/hw/cv (For possible action) 10/21/26 BCC

4. **WS-26-0578-MILLER ILA RONE LIVING TRUST & MILLER ILA RONE TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and
2) modified driveway geometrics for existing accessory structures in conjunction with an existing
single-family residence on 0.44 acres in an RS20 (Residential Single-Family 20) Zone within the
Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and west of
Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action) 10/21/26 BCC

VII. General Business

1. **Receive a presentation regarding the ongoing redevelopment efforts, public art initiatives,
and infrastructure improvements within the Spring Mountain/Chinatown Cultural
Corridor. (for discussion only)**

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 13, 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>



Spring Valley Town Advisory Board

September 8, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, EXCUSED	Matthew Tramp, Vice Chair PRESENT Patrick Dierson EXCUSED
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Joelene Isfalt, Current Planning

II. Public Comment

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

- **None**

III. Approval of **August 25, 2026** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE**

Vote: 3-0/Unanimous

IV. Approval of Agenda for **September 8, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Kriselle Gabriel**

Action: **APPROVE**

Vote: 3-0/Unanimous

V. Informational Items

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

- **Grandparents Day Celebration, Thursday, September 10, 5pm-7pm, West Flamingo Senior Center (6255 W. Flamingo Rd.) Questions 702-455-7742. Food , Music, Lawn Games.**
- **Kickball Tournament and Grill-Off Challenge at Desert Bree Baseball Complex 4pm-7pm Saturday, September 12, 2026, between the Metropolitan Police Department, Clark County Fire Department, Parks and Recreation and Veterans Association of Real Estate Professionals. Car show prior to the Kickball Tournament, free food while supplies last, music, games, activities and face painting.**
- **Fall Festival, Music, Crafts and Food: Beer Garden, Saturday, October 3, 2026, 2pm– 4pm. Laurelwood Park 4300 New Castle Rd. For Purchase Ages 21, Questions call 702-455-3535.**
- **Applications are available for appointments by the Clark County Board of Commissioners to serve on the Spring Valley Town Board for a two-year (2-year) term beginning January 2027.**

VI. Planning & Zoning

1. **PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action) **10/06/26PC**

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

2. **ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action) **10/06/26PC**

Motion by: **Kriselle Gabriel**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

3. **VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/r/r/kh (For possible action) **10/06/26PC**

Motion by: **Kriselle Gabriel**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

4. **UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action) **10/06/26PC**

 Motion by: **Matthew Tramp**
 Action: **APPROVE** Use Permits, Waivers #1 and #2 along with Design Review
DENY Waiver #3 with staff comments
 Vote: 3-0/Unanimous

5. **ZC-26-0515-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
ZONE CHANGE to reclassify 2.33 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley (description on file). JJ/rk/kh (For possible action) **10/07/26 BCC**

 Motion by: **Matthew Tramp**
 Action: **APPROVE** per staff conditions “as amended”
 Vote: 3-0/Unanimous

6. **VS-26-0517-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and Patrick Lane and Post Road; and a portion of a right-of-way being Fort Apache Road located between Patrick Lane and Post Road within Spring Valley (description on file). JJ/mh/kh (For possible action) **10/07/26 BCC**

 Motion by: **Kriselle Gabriel**
 Action: **APPROVE** per staff conditions
 Vote: 3-0/Unanimous

7. **WS-26-0516-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for a proposed office development on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

 Motion by: **Randy Okamura**
 Action: **APPROVE** Design Review with Waiver withdrawn
 Vote: 3-0/Unanimous

8. **TM-26-500119-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
TENTATIVE MAP consisting of 1 commercial lot on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

 Motion by: **Kriselle Gabriel**
 Action: **APPROVE** with staff conditions
 Vote: 3-0/Unanimous

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 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.ab

- **An attendee expressed concern with graffiti and ongoing delays with roadwork along Tropicana, Flamingo, Decatur and Jones. Concern was also expressed about numerous inoperable vehicles, with no license plates, along Nevso Drive. The speaker indicated the comments were previously submitted as a request for action to the Clark County Fix It application.**

IX. Next Meeting Date: **September 29, 2026**

X. Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN** meeting at **7:09 p.m.**

Vote: 3-0/Unanimous

10/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

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

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 09/29/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/20/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/18/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

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 Gillespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): _____ 174-02-011-002 to -020 and 174-02-095-003 _____

PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gionauer - Kempter Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)

Joel Laub
Property Owner (Print)

1/5/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L. Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Alan L. Molasky
Property Owner (Signature)*

Alan L. Molasky
Property Owner (Print)

4/7/20
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer

2

10/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0564-LUTZ, ROBERT LEE & CONNIE JO:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the setbacks for an existing accessory structure (carport) in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Westwind Road and north of Edna Avenue within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-206-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate the rear setback for an accessory structure (carport) where 5 feet is required per Section 30.02.04.
- b. Eliminate the side interior setback for an accessory structure (carport) where 5 feet is required per Section 30.02.04.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5690 Edna Avenue
- Site Acreage: 0.49
- Project Type: Carport
- Building Height (feet): 15

Site Plan

The site plan depicts an existing single-family residence located in the northwest corner of a cul-de-sac on the north side of Edna Avenue. There is an accessory structure (carport) that is located 8 feet from the existing single-family residence in the northeast corner of the property with no setbacks between the north and east property lines, thus necessitating a waiver of development standards.

Elevations

The photos provided depict an existing carport that is constructed of a steel frame and steel panels, while the residence features stucco, stone veneer, and a shingled roof. The provided plans indicate that this structure is 15 feet tall at its highest point.

Applicant's Justification

The applicant indicates this request is needed to protect their RV from the Las Vegas climate. Furthermore, the carport makes the neighborhood more appealing because the RV is not parked on the driveway.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood	RS30 (NPO-RNP)	Single-family residential

Clark County Public Response Office (CCPRO)

CE-24-31931 is an active code enforcement case for building without a permit.

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 and adjacent property line. This effort is made to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts on neighboring properties. Staff find that the close proximity of the accessory structure to the adjacent properties poses a negative visual impact to property owners. It is for these reasons 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:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT LUTZ

CONTACT: ROBERT LUTZ, NA, 5690 EDNA AVENUE, LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0564

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/29/26

Location: 8275 Spring Mtn. Road, Las Vegas

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: 10/20/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: _____ Time: 9:00 AM~~

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

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

~~<https://clarkcountynv.gov/agendas>~~

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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 6/2/26

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 # 163-12-206-010
ASSESSOR PARCEL #(s): 28-102104

PROPERTY ADDRESS/ CROSS STREETS: 5690 FOUNTAIN AVE LAS VEGAS NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

INSTALL 18'x48'x14'8" RU POST

PROPERTY OWNER INFORMATION

NAME: Robert L. Lotz
ADDRESS: 5690 FOUNTAIN AVE
CITY: LAS VEGAS NV 89146 STATE: NV ZIP CODE: 89146
TELEPHONE: CELL 702-244-9475

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: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature] Robert L. Lotz 3/17/2026
Property Owner (Signature)* Property Owner (Print) Date

3/17/2026

Robert L Lutz
5690 Edna AVE.
Las Vegas NV
89146

RE: Justification Letter
ARP# 25-102104

A RV Port was installed to protect the investment from sun damage from our extreme temps. Additionally to make the Cul de sac more appealing. Unfortunately, the setbacks were not taken into consideration during this installation, and I am now requesting the following.

- A waiver of development standards to eliminate the rear setback for an accessory structure (RV carport) where 5 ft minimum are required by Section 30.02.04. Currently RV port is aprox 4 inches from rear inside the masonry wall that was constructed entirely on the 5690 Edna Ave, property line.
- A waiver of development standards to eliminate the side interior setback for an accessory structure (RV port) where 5 feet minimum are required per section 30.02.04. The current RV port was constructed 12 inches from the inside of the east masonry wall that was constructed entirely on the 5690 Edna Ave, property line.

The Neighbors greatly appreciate that the RV is not parked in the main drive as it was in past and the installation along with my neighbors RV port installation complement each other and are appealing.



Robert L Lutz,

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400081 (ZC-23-0838)-MKAT CAPITAL GROUP, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow offices as a primary use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) reduce required parking; and 3) driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.30 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Santa Margarita Street and south of Patrick Lane within Spring Valley.
MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-301-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width along a portion (northeast corner) of a landscape buffer adjacent to a less intensive use to 4.0 feet (previously 4.5) where 5.5 feet is required per Figure 30.64-11 (a 27% reduction).
2. Reduce the number of required parking spaces to 123 stalls where 150 stalls are required per Table 30.60-1 (an 18% reduction).
3. Reduce throat depth to 12 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Allow alternative parking lot landscaping (finger island configuration) where parking lot landscaping is required per Figure 30.64-14.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.30
- Project Type: Office/warehouse facility
- Number of Stories: 2

- Building Height (feet): 36
- Square Feet: 45,135
- Parking Required/Provided: 150/133

History & Request

There have been several non-conforming zone change requests on the site since at least 2004 to allow for commercial developments. A non-conforming zone change from an R-E zone to a C-P zone was requested in May 2004 for an office center but was ultimately withdrawn by the applicant. Another non-conforming zone change from an R-E zone to a C-P zone was requested in July of 2007 to allow for an assisted living facility, but this application expired in July 2010 after the facility was not completed. Another similar application on the property was a non-conforming zone change from an R-E zone to a C-P zone that was requested in January of 2019 to allow for an office complex with a major training facility. This application was extended administratively once in February 2022, but was not extended again by the Board of County Commissioners in March 2023 due to several changes being requested by the applicant at the time of the requested extension. Most recently the applicant requested a zone change from an R-E zone to an M-D zone, now an IP zone, along with a use permit to allow offices as a primary use and a design review for an office/warehouse complex on the site. The applicant is now requesting to extend the most recent application (ZC-23-0838) to allow the project additional time to commence.

Site Plans

The approved site plans depict a 45,135 square foot office and office/warehouse facility with a 24,265 square foot footprint on a 2.30 acre lot located to the east side of Santa Margarita Street, approximately 300 feet south of Patrick Lane. The approved plans show the office/warehouse building is rectangular in shape and is centrally located on the site. The building is shown to be set back 90 feet from the property line along Santa Margarita Street, 68.6 feet from the northern property line, 74.8 feet from the eastern property line, and 65.6 feet from the southern property line. Parking and drive aisles are located surrounding the office/warehouse building with parking located along the perimeter of the site and located in a single row along the eastern side of the building. A total of 150 parking stalls are required where only 123 spaces have been provided, which required a waiver of development standards. The site is accessed by 2 commercial driveways located in the northwest corner and the southwest corner of the site. These driveways are shown to be 35 feet wide and will access Santa Margarita Street. Two 10 foot by 25 foot loading spaces are shown to the northwest corner of the building with a trash enclosure immediately to the west of the loading spaces. A 15 foot wide drainage easement is shown to cross the north portion of the property, but no structures are located within the easement. The cross sections indicate that a maximum fill of 7.7 feet is required under the proposed building, particularly in the northwest corner of the foundation.

Landscaping

The approved landscape plans show perimeter, street, and parking lot landscaping will be provided throughout the site. Along Santa Margarita Street, a 15 foot landscape area is being provided, which includes two 5 foot landscape strips on each side of a 5 foot sidewalk consisting trees on each side of the sidewalk spaced 20 feet apart. Along the perimeter, a buffer required when adjacent to a less intense use per Figure 30.64-11 is provided along the south and east

property lines. The buffer is 6.6 feet wide along the southern property line and 7.8 feet along the western property line. Trees within these buffers are 20 feet apart. Along the northern property line, an intense landscape buffer is provided per Figure 30.64-12, except for the area between the loading spaces and the northern property line where only a 4.0 foot wide landscape strip is provided, where 5.5 feet is required. The landscape plans also show that a 6 foot tall decorative CMU block wall will be utilized along the northern, southern, and eastern property lines. Within the parking lot, 9 foot wide finger islands are provided approximately every 4 spaces to 10 spaces throughout the parking lot. A total of 22 trees are required where 22 trees are provided.

Elevations

The approved elevations depict a 2 story, 36 foot tall, painted EIFS panel office/warehouse building. The building is rectangular with fascia popouts and roofline extensions in the center of each building face. The popouts are painted a black color with the area between the popouts painted white. The building is accented with decorative metal awnings and metal paneling along the roofline and level separation. Access to the building is provided by aluminum commercial window/doors systems along the first floor western façade with 1 window-door system located on the first floor portions of the northern and southern facades. Overhead metal doors are provided on the first floor portion of the eastern façade. Strip windows are provided on all facades on the second floor.

Floor Plans

The approved floor plans show the first floor will consist of 24,265 square feet of office and warehouse space. The first floor will consist of 6 office/warehouse suites with each suite containing a 1,212 square foot office space in front of a connecting 2,083 square foot warehouse space with 2 bathrooms. A central office suite consisting of 2,508 square feet is also provided. On the second floor, the plans show that 18,176 square feet of office space is provided. The second floor will consist of 13 professional office suites that will range in size from 1,205 square feet up to 1,635 square feet. A central office suite will be provided that will contain 1,870 square feet of office, work, reception, and conference room space.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0838:

Comprehensive Planning

- No outside storage is permitted within designated parking spaces and drive aisles;
- No 18 wheelers allowed on-site;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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;
- 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;
- Full off-site improvements.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0465-2023 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1B, #2 AND #3 WERE WITHDRAWN.

Applicant's Justification

There have not been substantial changes to the site, surrounding area, or policy since the approval on March 6, 2024. There have been no changes to the property or the surrounding area that were not already anticipated and considered at the time ZC-23-0838 was approved. Since the initial approval, dust control and grading permits have been obtained and work has begun on traffic and drainage studies to move the project forward to commencement.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0839	Vacation and abandonment of easements and right-of-way	Approved by BCC	March 2024
ZC-23-0838	Zone change from R-E to M-D for an office/warehouse complex	Approved by BCC	March 2024
PA-23-700048	Plan amendment from RN to BE for an office/warehouse complex	Approved by BCC	March 2024
ET-23-400004 (NZC-18-0813)	Second extension of time for a zone change from R-E to C-P for an office complex and major training facility	Denied by BCC	March 2023
ADET-22-900001 (NZC-18-0813)	First extension of time for a zone change from R-E to C-P for an office complex and major training facility - expired	Approved by ZA	February 2022
NZC-18-0813	A zone change from R-E to C-P for an office complex and major training facility - expired	Approved by BCC	January 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0594-17	Zone change from R-E to C-P for an office center - expired	Held	December 2017
NZC-0558-07	Zone change from R-E to C-P for an assisted living facility - expired	Approved by BCC	July 2007
NZC-0753-04	Zone change from R-E to C-P for an office center - expired	Withdrawn	May 2004

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)	Place of worship
South & East	Open Lands	RS20 (AE-60)	Undeveloped
West	Corridor Mixed-Use	CG (AE-60)	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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 this is the first extension of time for this application and there are numerous technical review permits from the Public Works Department either approved or in process. These permits include traffic and drainage studies, as well as an approved dust control permit. The applicant has also shown work is on-going and close to complete regarding the traffic study for the site. Additionally, staff finds there has been no discernable changes in the circumstances of the surrounding area. Staff finds the applicant is diligently progressing toward commencement, and the continuation of this application will not negatively impact the site or the surrounding area. For these reasons, staff can support this request.

Public Works - Development Review

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



3

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400081

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

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

Date: 9/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/21/2026 **Time:** 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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190 W. Virgin Street, Bunkerville

ENTERPRISE

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(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie 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

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 02/04/2026

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 # 26-101338

ASSESSOR PARCEL #(s): 163-35-301-014

PROPERTY ADDRESS/ CROSS STREETS: 6170 Santa Margarita Street

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ZC-23-0838

PROPERTY OWNER INFORMATION

NAME: MKAT Capital Group, LLC

ADDRESS: 7455 Arroyo Crossings, Suite 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: MKAT Capital Group, LLC

ADDRESS: 7455 Arroyo Crossings, Suite 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL ACCELA REFERENCE CONTACT ID # 164820

*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)*

MKAT CAPITAL GROUP, LLC

Property Owner (Print)
Marcelo Cardena

Date

07/23/26

July 27, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Extension of Time (ZC-23-0838)
APN: 163-35-301-014

To Whom It May Concern:

Please be advised our office represents the Applicant, MKAT Capital Group, LLC in the above-referenced matter. The site is located on 2.27 acres, on the east side of Santa Margarita Street, in between West Post Road and West Patrick Lane at 6170 Santa Margarita Street, Las Vegas, Nevada 89118 (the “Property”). The Property is more particularly described as Assessor’s Parcel Number (“APN”) 163-35-301-014.

By way of background, companion applications ZC-23-0838, VS-23-0839 and PA-23-700048 were approved by the Clark County Board of County Commissioners on March 6, 2024, allowing for a 45,135 square foot office and warehouse facility. The Applicant inadvertently failed to file for an extension of time, resulting in the expiration of application ZC-23-0838 on March 6, 2026. Consequently, the Applicant now requests its first extension of time to for the project.

This extension of time request meets the approval standards outlined in Title 30.06.06.B.2.ii. The conditions have not substantially changed since the approval on March 6, 2024. There have been no changes to the Property or the surrounding area that were not already anticipated and considered at the time ZC-23-0838 was approved. Since the initial approval, the Applicant has done the following in an effort to move the project forward and commence construction:

- The traffic study PW19-19500 was previously approved for off-site improvements.
- The Dust Control Operating Permit was obtained on January 15, 2026, to allow on-site construction activities.
- The final grading permit (BD25-45942) was obtained on May 4, 2026, and grading of the Property has since been completed.
- An updated drainage study (PW26-14913) was recently submitted and is pending review.
- The traffic study has been prepared and will be submitted following this extension of time request.

July 27, 2026
Page 2

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/lbg

4

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0578-MILLER ILA RONE LIVING TRUST & MILLER ILA RONE TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) modified driveway geometrics for existing accessory structures in conjunction with an existing single-family residence on 0.44 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Coley Avenue and west of Torrey Pines Drive within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-11-304-009

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street setback for an existing carport to 12 feet where 15 feet is required per Section 30.02.04 (a 20% reduction).
 - b. Reduce the front setback to 25 feet for an existing carport where 40 feet is required per Section 30.02.04 (a 37.5% reduction).
 - c. Reduce the rear setback for an existing accessory building to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).
 - d. Reduce the interior side setback for an existing accessory building to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
 - e. Eliminate the setback for an existing access gate along Torrey Pines Drive where 20 feet is required per Section 30.04.04.
2. Allow a second driveway along Torrey Pines Drive where one is the maximum allowed per Uniform Standard Drawing 222.1

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6520 Coley Avenue
- Site Acreage: 0.44
- Project Type: Reduced setbacks
- Building Height (feet): 9 (shed)/9 (carport)

Site Plan

The plan depicts an existing single-family residence with access provided via Coley Avenue and Torrey Pines Drive. There is an existing carport on the east side of the residence that is 24 feet from the south property line (front) and 12 feet from the east property line (side street). In addition to this structure, there is a storage building that is in the northwest corner of the parcel. This building is 3 feet from the north property line and 2 feet from the west property line.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plans depict an existing carport that is 9 feet tall and a storage building that is 9 feet tall. The storage building is constructed of similar materials and colors as the primary residence.

Applicant's Justification

The applicant indicates that these structures have existed for nearly 30 years with no impact to the surrounding property owners. Furthermore, the carport and storage building were built by a previous owner.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to reclassify parcels from R-E to R-E (RNP-I)	Approved by BCC	February 2011

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)	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-20157) for an accessory structure (carport) that was built without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages and adjacent property lines. This effort is done to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts on adjacent properties. Staff find the close proximity of the existing structures to existing property lines will have a negative impact on the surrounding area. It is for these findings that staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff does not object to the request for the additional driveway it has no direct impact on any improvements or within the public right-of-way.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICKEY GRIFFIN

CONTACT: MICKEY GRIFFIN, 2550 S. RAINBOW BOULEVARD #225, LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0578

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/29/26

Location: 8275 Spring Mtn. Road, Las Vegas

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:~~ _____ ~~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: 10/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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Planning Commissioner	Phone	County Commissioner	District
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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 6/2/26

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 # 26-100615

ASSESSOR PARCEL #(s): 163-11-304-008

PROPERTY ADDRESS/ CROSS STREETS: 6520 Coley Ave. Las Vegas, NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: CMG Investments, Inc

ADDRESS: 5055 W. Patrick Ln # 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 725-400-9900

CELL 702-682-3854

APPLICANT INFORMATION (information must match online application)

NAME: Mickey Griffin/CMG Investments, Inc

ADDRESS: 5055 W. Patrick Ln # 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 725-400-9900

CELL 702-234-2200

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Dawn Giordano

ADDRESS: 5055 W. Patrick Ln # 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 725-400-9900

CELL 702-682-3854

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Mickey Griffin
Property Owner (Print)

6-10-26
Date

Re: 6520 Coley Las Vegas, NV- Request for Waiver of Development Standards / Approval of Existing Improvements

I am respectfully requesting a waiver/approval for the existing carport and storage building located on the property purchased on May 11, 2026, from the Estate of Ila Miller.

According to available records and information provided during the purchase, the carport and accessory structures were already installed when Ila Miller purchased the property in June 1999. The home was originally purchased from the architect who designed the residence, and Ms. Miller lived in and cared for the property for nearly three decades until the onset of dementia in recent years necessitated her relocation from the home.

As part of this request, I am seeking approval of the existing improvements and waivers of development standards for the property, including a reduced street-side setback of 12 feet for the existing carport where 15 feet is required pursuant to Section 30.02.04; a reduced front setback of 24.6 feet for the existing carport where 40 feet is required pursuant to Section 30.02.04; a reduced rear setback of 3.6 feet for the existing storage building where 5 feet is required pursuant to Section 30.02.04; and a reduced interior side setback of 2.0 feet for the existing storage building where 5 feet is required pursuant to Section 30.02.04; a waiver of development standards to eliminate the access gate setback along Torrey Pines Drive where 20 feet are required per section 30.04.04. The chicken coop in back yard has been removed from the property. There is a second 12 foot unpaved driveway/access into back yard off of Torrey Pines via a existing access gate, requesting a waiver.

These structures have existed in their current locations for many years without creating any known adverse impacts to neighboring properties, public safety concerns, or interference with surrounding development. The improvements were constructed long before my ownership of the property, and even before Ila Miller's purchase of the property. The structures were well built and structurally sound, considering they have been there for almost 30 years that we know of.

Given the long-standing nature of these improvements and the unique circumstances surrounding the property's history, I respectfully request approval of the existing structures and the associated waivers of development standards. Your consideration of this request is greatly appreciated.

Thank you for your time and consideration.

Sincerely,

Mickey Griffin

Mickey Griffin

President/CMG Investments, Inc