



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 10, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura, Chair
 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.

- III. Approval of Minutes for February 24, 2026. (For possible action)
- IV. Approval of the Agenda for March 10, 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)
 - Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fai & Children’s Mini Market, Saturday March 28, 2026 10 a.m – 1 p.m. at the Helen Meyer Community Center, 4525 New Forest Dr. Join us for games, music, food (available for purchase), a resource fair, and a market with young entrepreneurs showcasing their businesses. Questions: 702-455-7723
 - Commissioner Michael Naft and Get Outdoors Nevada Present: Echo Trail Park Day of Play, Saturday April 4, 2026, 11 a.m. – 1 p.m. at Echo Trail Park, 5655 Buffalo Dr. Join us for food, games, music, park cleanup (register for the park cleanup at volunteer.getoutdoorsnevada.org).

VI. Planning and Zoning

- 1. **WS-26-0050-C H D CONVENIENCE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone. Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley. JJ/sd/cv (For possible action) **03/18/26 BCC**
- 2. **VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY LLC:**
VACATE AND ABANDON a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/mh/kh (For possible action) **04/07/26 PC**
- 3. **UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:**
USE PERMIT for a transportation service.
DESIGN REVIEW for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Sunset Road and west of Tioga Way within Spring Valley. MN/mh/kh (For possible action) **04/07/26 PC**

4. **UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:**
USE PERMIT for a proposed kennel.
DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action) **04/07/26 PC**

5. **WS-26-0096-FARLEY, JAKKE L & JARED A:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce separation in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action) **04/07/26 PC**

6. **ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and 2) allow modified driveway design.
DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action) **04/08/26 BCC**

7. **WS-26-0080-CHURCH BAPTIST FIRST KOREAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) eliminate and reduce street landscaping; and 4) allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.
Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

8. **TM-26-500021-CHURCH BAPTIST FIRST KOREAN:**
TENTATIVE MAP consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

9. **UC-25-0033-TOMPkins PLAZA, LLC:**
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of

Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) 04/08/26 BCC

10. **ZC-26-0091-SONODA JAMES DAVID:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action) 04/08/26 BCC
11. **VS-26-0092-SONODA, JAMES DAVID:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley (description on file). MN/rr/kh (For possible action) 04/08/26 BCC
12. **WS-26-0093-SONODA, JAMES DAVID:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the front setback; 2) reduce parking area landscaping; and 3) increase retaining wall height.
DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action) 04/08/26 BCC
13. **VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action) 04/08/26 BCC
14. **WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) increase retaining wall height; 4) increase maximum parking; and 5) reduce throat depth.
DESIGN REVIEW for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action) 04/08/26 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: March 31, 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

February 24, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Judith M. Rodriguez, 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 **February 10, 2026** Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: **5-0/Unanimous**

IV. Approval of Agenda for **February 24, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** as published

Vote: **5-0/Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fai & Children's Mini Market, Saturday March 28, 2026 10 a.m. – 1 p.m. at the Helen Meyer Community Center, 4525 New Forest Dr.
Join us for games, music, food (available for purchase), a resource fair, and a market with young entrepreneurs showcasing their businesses. Questions: 702-455-7723

VI. Planning & Zoning

1. **PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

2. **ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:**
ZONE CHANGE to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley (description on file). MN/rk (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

3. **VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

4. **WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics.
DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

APPROVE Waivers of Development Standards # 1, 2, and 4.

DENY Waivers of Development Standards # 3.

APPROVE Design Review with detached sidewalks.

Vote: 5-0/Unanimous

5. **WS-26-0040-STANFILL, TIFFANY LEIGH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Westpark Court and west of Aspen Street within Spring Valley. MN/rp/cv (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 4-1/NAY - McDowell

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.

- None.

IX. Next Meeting Date: March 10, 2026

X Adjournment

Motion by **Patrick Dierson**

Action: **ADJOURN** meeting at 6:36 p.m.

Vote **PASSED** (5-0) /Unanimous

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0050-C H D CONVENIENCE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone.

Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley.
JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-311-003 through 163-32-311-006; 163-32-311-010 through 163-32-311-012; 163-32-311-017; 163-32-311-024; 163-32-311-026; 163-32-311-027; 163-32-311-029 through 163-32-311-031

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 53 feet where a maximum height of 50 feet is permitted per Table 30.02.14 (a 6% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 W. Post Road
- Site Acreage: 2.16 (parcel)/14.0 (commercial complex)
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 53
- Square Feet: 36,220
- Parking Required/Provided: 535/697
- Sustainability Required/Provided: 7/7

History & Site Plan

The plans depict a previously approved commercial complex consisting of office buildings and hotels. In October 2021, UC-21-0431 was approved by the Board of County Commissioners to allow a 65,000 square foot hotel and a 12,000 square foot office building on the western and eastern portion of APN 163-32-311-012, respectively. While the hotel building is still under

construction, the applicant is proposing to replace the previously approved office building with a new hotel, which is the subject of this application.

The plan depicts a new 36,220 square feet hotel building located on eastern portion of APN 163-32-311-012, 68 feet from Sobb Avenue to the north. Access to the site is granted via existing shared commercial driveways throughout the existing complex from Quarterhorse Lane, Sobb Avenue, Jerry Tarkanian Way, and Post Road. The plan shows minor modification to the parking lot layout compared to the previously approved plans. The overall office complex including the hotel, requires 535 parking spaces where 697 parking spaces are provided.

Landscaping

No changes are proposed to the previously approved street landscaping along Quarterhorse Lane and Sobb Avenue. Parking lot landscaping has been modified to accommodate the changes to the site layout.

Elevations

The plans depict a 4 story hotel with a maximum height of 53 feet to the top of the parapet wall. Varying roofline, pre-finished canopy, stone base, aluminum storefront, and horizontal articulation with recognizable changes in the materials and texture are depicted on the elevations.

Floor Plans

The first floor depicts guest rooms, a fitness center, offices and work area, lounge, bar, and dining area, meeting rooms, kitchen, linen and laundry rooms, a breakroom, and restroom facilities. Floors 2 through 4 depict multiple guest rooms. The hotel features a total of 71 guest rooms.

Applicant's Justification

The applicant states the requested increase above the maximum height allowed of 50-feet is necessary to provide the parapet and screening of the mechanical equipment. The applicant states there is a parking agreement between the proposed hotel and Sunset Post Medical Center, between all the buildings there is 584 spaced required where 697 spaced are provided.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0850	Waiver of development standards to reduce street landscaping and building height; design review for alternative parking lot landscaping, signage, lighting and hotel (APN 163-31-311-029, 163-31-311-030, & 163-32-311-031)	Approved by BCC	February 2024
UC-21-0431	Use permit to allow kitchens in conjunction with a hotel; design review for a proposed hotel and office building (APN: 163-32-311-012)	Approved by BCC	October 2021
UC-18-0225	Use permit to allow kitchens in conjunction with a hotel; design review for a proposed hotel and office building - expired (APN 163-32-311-012)	Approved by PC	May 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400056 (DR-0156-16)	First extension of time for a proposed hotel on 2.2 acres - expired (APN 163-32-311-012)	Approved by PC	April 2018
DR-0156-16	Proposed hotel on 2.2 acres - expired (APN 163-32-311-012)	Approved by PC	April 2016
UC-0221-08	Increased building height to 56 feet and a design review for a proposed 123 room hotel - expired (APN 163-32-311-012)	Approved by PC	April 2008
UC-0848-06	Increased building height to 56 feet and a design review for a proposed 99 room hotel - expunged by UC-0221-08 (APN 163-32-311-012)	Approved by PC	July 2006
DR-0514-05	Master sign plan for a medical office complex (APN 163-32-311-012)	Approved by BCC	May 2005
DR-1940-03	Commercial complex	Approved by PC	January 2004
TM-0383-03	Commercial subdivision	Approved by BCC	October 2003
ZC-1434-03	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3	Single-family residential
South	Business Employment	CG	Approved hotel
East	Business Employment	CG	Medical offices
West	Business Employment	RM32	Multi-family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver 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 increased building height is necessary to accommodate the parapet walls along the roofline to screen the rooftop mechanical equipment. Furthermore, the increased building height was previously approved for the hotels that are under construction, located to the west and south of the proposed hotel; therefore, staff recommends approval.

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 hotel features an aesthetically pleasing color palette consisting of contrasting colors, and parapet walls along the roofline at various heights, breaking-up the mass on portions of the hotel. The hotel is complementary to and consistent with the existing uses within the commercial complex. The site still has adequate parking to accommodate the new hotel, and the modifications are minor in nature. Staff supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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

- Traffic study and compliance.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to SNHD for review at least 30 days prior to beginning construction.

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 #0392-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHD CONVENIENCE, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY LLC:

VACATE AND ABANDON a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-101-002

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of the Tioga Way right-of-way. This vacation is being proposed to accommodate the installation of detached sidewalks in conjunction with a proposed commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400157-09 (DR-0687-05)	Second extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2009
ET-400171-07 (DR-0687-05)	First extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2007
DR-0687-05	Design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	June 2005
ZC-1234-97	Zone change from R-E to C-2 for a shopping center - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped
South	Business Employment	CC (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office-warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	CG (AE-60)	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-26-0077	A use permit and design review for a proposed transportation service is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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: CANOPY 5, LLC

CONTACT: MARISSA FEHRMAN, 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): UC-26-0077 & VS-26-0078 ✓

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

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

Date 3/10/2026

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: 4/7/2026 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.
- 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/4/26

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 # 25-101746

ASSESSOR PARCEL #(s): 176-03-101-002

PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Sunset

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit, Design Review and Vacation related to a proposed transportation service

PROPERTY OWNER INFORMATION

NAME: Clark County Department of Real Property Management, 4th Floor

ADDRESS: 500 S. Grand Central Parkway

CITY: Las Vegas STATE: NV ZIP CODE: 89115

TELEPHONE: 702 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-Leven Vegas SSD, LLC

ADDRESS: 1351 Roosevelt Avenue Suite 102

CITY: Indianapolis STATE: IN ZIP CODE: 46202

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____ Kaempfer Crowell - Marissa Fehrman

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7085 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)*

Shauna Bradley, Director Clark County RPM
Property Owner (Print)

1/16/20
Date

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

KAEMPFER

CROWELL

MARISSA T. FEHRMAN
mfehrman@kcnvlaw.com
D: 702.792.7000

February 10, 2026

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter - Vacation

To Whom it May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is approximately 4.01 acres located north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-002 (the “Site”). The Applicant is requesting a vacation for a proposed parking lot. Separate applications for a special use permit and design review are submitted concurrently herewith.

To the north of the Site across Sunset Road is vacant property, planned Corridor Mixed Use (CM) and zoned Commercial General (CG). To the east is an existing industrial warehouse park, planned Business Employment (BE) and zoned IP. To the west is an existing commercial center, planned BE and zoned CG. To the south is additional vacant property planned BE and zoned Commercial Core (CC), which is subject to a separate land use application for a car dealership.

Vacations

Vacation #1 – Tioga Way - 5’-0” of the Right-of-Way

The Applicant request a vacation of 5’-0” of the Tioga Way Right-of-Way to accommodate the detached sidewalks that will connect into the cul-de-sac to the south. Tioga Way will not continue past the cul-de-sac at the southernmost portion of the road.

Thank you for your time and consideration of the above. Please feel free reach out to me directly with any questions or requests for additional documentation.

Sincerely,

KAEMPFER CROWELL



Marissa T. Fehrman

MTF/

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:

USE PERMIT for a transportation service.

DESIGN REVIEW for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Sunset Road and west of Tioga Way within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-101-002

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.15
- Project Type: Transportation service
- Parking Required/Provided: 9/374
- Sustainability Required/Provided: 7/2

Site Plan

The plan depicts a proposed transportation service located on the southwest corner of Sunset Road and Tioga Way. The site is accessed via 2 driveways along Tioga Way, both of which feature access gates controlled by call boxes. There are no proposed buildings, as the site will operate as a parking lot for autonomous vehicles when not transporting passengers. There are 374 parking spaces provided where 9 spaces are required. A parking demand study has been provided in lieu of a waiver of development standards for increased parking in accordance with Title 30. The site is screened by an 8 foot high decorative fence along the entire perimeter of the property.

Landscaping

The plan depicts detached sidewalks along Sunset Road and Tioga Way, featuring landscape strips on both sides of the sidewalks with large trees, shrubs, and groundcover. The parking area

consists of landscape islands distributed throughout the site, featuring large trees and groundcover.

Applicant's Justification

The applicant states that the site will function as a typical parking lot for autonomous electric vehicles. The vehicles will deliver passengers like a ride-share or taxi service, which makes the proposed use a transportation service. The vehicles will be programmed to park at the site when not servicing customers around Las Vegas. The site is unmanned with no proposed structures, but will be remotely surveilled and monitored 24/7. Operations or maintenance personnel may occasionally visit the site, though no vehicle maintenance or repair will occur on-site. The site will not be open to the public and customers will not be picked up or dropped off at the site. The development will not disturb the health, welfare, or safety of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0687-05 (ET-0157-09)	Second extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2009
DR-0687-05 (ET-0171-07)	First extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2007
DR-0687-05	Design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	June 2005
ZC-1234-97	Zone change from R-E to C-2 for a shopping center - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped
South	Business Employment	CC (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office-warehouse complex
West	Business Employment	CG (AE-60)	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0078	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

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.

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.

Use Permit & Design Review

Staff finds that the proposed transportation service is suitable for this site and will not adversely affect properties in the surrounding area. While the amount of parking provided exceeds what is required by Title 30, the site will functionally operate as a parking lot for autonomous vehicles when they are not transporting passengers around the Las Vegas valley. The site is designed to ensure that safety and security will be maintained, with adequate landscaping provided along the streets and within the parking area. Staff finds that the proposed use is compatible with existing commercial and industrial uses in the vicinity, while the site design will enhance the streetscape along Sunset Road and Tioga Way. Therefore, staff can support these requests.

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CANOPY 5, LLC

CONTACT: MARISSA FEHRMAN, 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): UC-26-0077 & VS-26-0078

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

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

Date 3/10/2026

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: 4/7/2026 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.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/4/26

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 # 25-101746

ASSESSOR PARCEL #(s): 176-03-101-002

PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Sunset

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit, Design Review and Vacation related to a proposed transportation service

PROPERTY OWNER INFORMATION

NAME: Clark County Department of Real Property Management, 4th Floor

ADDRESS: 500 S. Grand Central Parkway

CITY: Las Vegas STATE: NV ZIP CODE: 89115

TELEPHONE: 702 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-Leven Vegas SSD, LLC

ADDRESS: 1351 Roosevelt Avenue Suite 102

CITY: Indianapolis STATE: IN ZIP CODE: 46202

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Marissa Fehrman

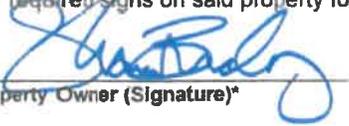
ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7085 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 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)*

Shauna Bradley, Director Clark County RPM
Property Owner (Print)

1/6/26
Date

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

KAEMPFER

CROWELL

MARISSA T. FEHRMAN
mfehrman@kcnvlaw.com
D: 702.792.7000

February 10, 2026

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Special Use Permit and Design Review

To Whom it May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is approximately 4.22 acres located north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-002 (the “Site”). The Applicant requests a special use permit and design review for a proposed transportation service. A separate application for vacations is submitted concurrently herewith.

To the north of the Site across Sunset Road is vacant property, planned Corridor Mixed Use (CM) and zoned Commercial General (CG). To the east is an existing industrial warehouse park, planned Business Employment (BE) and zoned IP. To the west is an existing commercial center, planned BE and zoned CG. To the south is additional vacant property planned BE and zoned Commercial Core (CC), which is subject to a separate land use application for a car dealership.

Special Use Permit & Design Review

The Applicant proposes a typical parking lot for autonomous electric vehicles (EV). Because this parking lot will house EVs used for taxi service, per Title 30, this is considered a *transportation service* - a conditional use in a CG zoning district. Since the Applicant is proposing more than 5 vehicles to be parked in this lot when not servicing customers around the Las Vegas Valley, a special use permit is required. This will function like a typical parking lot, and will not disturb the health, welfare or safety of the surrounding area.

Operation

While *transportation service* is the proposed use under Title 30, this is merely a parking lot for autonomous EVs providing a taxi service throughout town. The EVs are programmed to park at the Site when not servicing customers around town. The EVs will access the Site from two driveways off of Tioga Way via Sunset Road. The driveways are a 48’-wide two-way driveway secured by a callbox. There is additional cross-access provided from the parcels to the south which is intended to be a proposed car dealership in the future. The subject Site is unmanned and there

are no structures on the Site. However, it will be remotely surveilled and monitored 24/7. There may be sporadic instances during which operations or maintenance personnel are on Site for brief periods of time. No vehicle maintenance or repair will occur on Site. The Site is not open to the public and will be screened from the rights-of-way by an 8-foot chain link decorative fence with black vinyl coating and black privacy slats. As designed, there are 374 parking spaces provided for the EVs. Customers will not be picked up or dropped off at the Site. The proposed 374 spaces are expected to be fully utilized for fleet parking and will not be open to the public. These spaces should not count against the maximum parking cap provided by Title 30. Please see the Parking Demand Study submitted herewith.

The Applicant achieves two (2) sustainability points via the following measures:

- Trees: Provide 10% more than required by Title 30; and
- Water Efficient Planting: Provide 95% or more of the plants have low or very low water needs.

Thank you for your time and consideration of the above. Please feel free reach out to me directly with any questions or requests for additional documentation.

Sincerely,

KAEMPFER CROWELL



Marissa T. Fehrman

MTF/

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:

USE PERMIT for a proposed kennel.

DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone.

Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-415-002 through 163-20-415-004 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9310 W. Tropicana Avenue
- Site Acreage: 0.94 (site)/1.80 (overall)
- Project Type: Kennel
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,000 (indoor kennel)/2,937 (outdoor play area)
- Parking Required/Provided: 53/64

History & Request

The project site was reclassified to a CG (formerly C-2) zoning district by the Board of County Commissioners in 1995 via ZC-1447-95 for a shopping center. A subsequent design review for a proposed restaurant, DR-1728-02, was approved by the Planning Commission in January 2003. An administrative design review, ADR-20-900407, was approved in October 2020 converting the existing restaurant into a retail liquor store. An addition to the commercial building was also approved with that design review. The applicant is now proposing to refurbish and convert the vacant commercial building (APN 163-20-415-002) into a dog kennel with a proposed outdoor dog run located immediately to the southeast of the building. A use permit is required as the kennel is not accessory to an animal hospital and includes an outdoor dog run/play area.

Site Plans

The plans depict an existing 1 story commercial building within an existing commercial complex. The complex consists of 3 existing buildings, each located on separate parcels, with cross access provided between the properties. The subject property, APN 163-20-415-002, is located on the southernmost parcel along the Tropicana Avenue street frontage. A proposed outdoor dog run, measuring 2,937 square feet in area, is located immediately south of the commercial building. The dog run is secured by an 8 foot high decorative "ecostone" molded fence. The demolition of 8 parking spaces is required to accommodate the dog run/play area. The commercial complex requires 53 parking spaces where 64 parking spaces are required. Access to the site is granted via a single, existing commercial driveway along Tropicana Avenue. The existing attached sidewalk adjacent to Tropicana Avenue will not be modified.

Landscaping

The landscape plans depict large trees planted 30 feet on center within the street landscape area along Tropicana Avenue, in addition to shrubs and groundcover. Existing parking lot landscaping is equitably distributed throughout the site and several deceased trees will be replanted with either medium or large species.

Elevations

The plans depict an existing single story commercial building measuring up to 24 feet to the top of the parapet wall. The exterior of the building is stucco coated and will be repainted with a beige color. Decorative, aluminum storefront doors are proposed at the entrance to the kennel, on the west elevation of the building.

Floor Plans

The plans depict an indoor kennel measuring 8,000 square feet in area. The kennel consists of individual suites for dogs, play areas, offices, restrooms, a reception area, and miscellaneous other rooms. The outdoor dog run/play area measures 2,937 square feet and consists of large and small dog play areas, in addition to a 1 on 1 play yard.

Applicant's Justification

A use permit for a kennel is appropriate at this location for the following reasons: 1) the site is part of a larger commercial center; 2) the site is located along Tropicana Road, Fort Apache Road, and the 215 Beltway, all busy commercial corridors; and 3) there are no residential uses or other conflicting uses in the vicinity. As part of the remodeling and build out of the kennel, exterior and interior sound attenuation materials will be utilized to help mitigate and reduce sound levels. Additionally, the site is not located near any residential, hospitals, schools, daycares or any other uses where noise could be a factor.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900407	Administrative design review for an addition (liquor store)	Approved by ZA	October 2020
TM-0074-03	Tentative map for a 1 lot commercial subdivision	Approved by PC	April 2003

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1728-02	Design review for a restaurant within a shopping center	Approved by PC	January 2003
DR-1055-02	Design review for a shopping center	Approved by PC	September 2002
ADR-900385-00	Administrative design review for a communication tower	Approved by ZA	November 2000
VS-1188-00	Vacation of easements - recorded	Approved by PC	September 2000
ZC-1447-95 (WC-0244-98)	Waiver of conditions of a zone change for right-of-way dedication	Approved by BCC	July 1998
VS-0926-98	Vacation of easements - expired	Approved by BCC	August 1998
TM-0148-98	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	July 1998
ZC-1447-95	Zone change which reclassified to C-2 (now CG) zoning for a shopping center	Approved by BCC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
East	Corridor Mixed-Use (less than 18 du/ac)	RM50*	Multi-family
West	Corridor Mixed-Use (less than 18 du/ac)	CG	Commercial complex

*Immediately to the east of the subject property is the 215 Beltway.

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's primary concerns with kennels are to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. Staff finds that a kennel is appropriate at this location and complies with the parking requirements of the commercial complex. The proposed kennel should not have an adverse or negative impact on the surrounding commercial development and is not in proximity to any residential uses. This request creates an appropriate shared use of existing facilities and the proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features.

Design Review

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

Staff has no objection to the exterior improvements to the commercial building as the design elements are consistent and compatible with the existing commercial complex. The outdoor dog run/play area is secured and screened by an 8 foot high decorative wall and will not be visible from the right-of-way. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- 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: LUXURY PET HOTELS INVESTMENTS

CONTACT: ANN PIERCE, KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT

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

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 # 25-101799

ASSESSOR PARCEL #(s): 163-20-415-002

PROPERTY ADDRESS/ CROSS STREETS: 9310 W TROPICANA AVE

DETAILED SUMMARY PROJECT DESCRIPTION

The applicant proposes construction of a new K9 Resorts Luxury Pet Hotel at 9310 W Tropicana Ave (APN 163-20-415-002) within the Commercial General (CG) district. The project includes a single-story building for indoor dog boarding, daycare, and grooming, with a fenced outdoor play yard for limited daytime use. The facility will feature masonry screening, landscape buffers, and noise mitigation to ensure compatibility with adjacent properties. Access is provided via the existing shared driveway on W Tropicana Ave with new parking, lighting, and stormwater improvements. A Special Use Permit, Design Review and Site Plan Review are requested concurrently to allow the proposed use and associated outdoor area.

PROPERTY OWNER INFORMATION

NAME: WORLD INVESTMENT COMPANY 3 L L C

ADDRESS: 4795 DEAN MARTIN DR

CITY: LAS VEGAS STATE: NV ZIP CODE: 89103

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Luxury Pet Hotel Investments

ADDRESS: 43 South Avenue

CITY: Fanwood STATE: NJ ZIP CODE: 07023

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Will Ramsey

ADDRESS: 5475 Owens Wood Court

CITY: Centreville STATE: VA ZIP CODE: 20120

TELEPHONE: _____ CELL (703)489-6797 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.

Rony Shamoun

Property Owner (Signature)*

Rony Shamoun

Property Owner (Print)

12/3/2025

Date

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

February 10, 2026

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE
PLANNING
500 Grand Central Parkway
Las Vegas, Nevada 89055

Re: *Justification Letter – Special Use Permit and Design Review for a Luxury Pet Hotel (Kennel)*
APNs: 163-20-415-002, 003, & 004 (Tropicana Road/I-215)

To Whom It May Concern:

Please be advised this Firm represents Luxury Pet Hotel Investments (the “Applicant”) in the above-referenced matter. The Applicant is proposing to repurpose an existing retail building into a luxury pet hotel on property located at the northwest corner of Tropicana Road and the I-215. The property is more particularly described as APN: 163-20-415-002 (the “Site”). As such, the Applicant is requesting a special use permit and design review to allow for a luxury pet hotel (kennel). The Site is part of the larger Tropicana Beltway commercial subdivision which includes the Site and adjacent parcels more particularly described APNs: 163-20-415-003 & 004.

Special Use Permit for a Luxury Pet Hotel (Kennel) Pursuant to Title 30.03.04(A)(12)

The Site is zoned Commercial General (“CG”). The Applicant is proposing to develop a luxury pet hotel. The analogous use under Title 30 is a kennel. Pursuant to Title 30.03.04(A)(12), a pet hotel, or kennel, is allowed in the CG zone district in conjunction with an animal hospital. The Applicant is not purposing an animal hospital but rather a luxury pet hotel. Because the pet hotel, or kennel, will not include an animal hospital, a special use permit is required. A special use permit is appropriate for the following reasons:

- The Site is part of a larger commercial center.
- The Site is located along Tropicana Road, Fort Apache Road, and the I-215, all busy commercial corridors.
- There are no residential uses or other conflicting uses in the vicinity.

Therefore, a special use permit allowing a pet hotel, or kennel, on the Site is compatible to the surrounding area.

Design Review

The Applicant is proposing to repurpose an existing 8,000 SF retail building (formerly Liquor World) into a luxury pet hotel. Immediately south of the building, the Applicant is proposing to convert an approximate 2,937 SF portion of the parking lot into an outdoor dog run area. The Applicant will repurpose a portion of the parking lot on the south side of the building into a proposed dog run area. The Applicant will install a decorative and durable screen fencing around the proposed dog run area. The interior remodeling will include a reception area, offices, dog washing area, dog food room, luxury pet suites, both a large and small dog day care area, and executive rooms. As part of the remodeling and build out, the Applicant utilizes exterior and interior sound attenuation materials to help mitigate and reduce sounds levels. Additionally, the Site is in a busy commercial center along the 215/Tropicana interchange and is not located near any residential, hospitals, schools, daycares or any other uses where noise could be a factor.

Access to the Site will remain the same. The Site is accessible from Tropicana Avenue and Fort Apache Road via cross access with the larger portion of the commercial shopping center. The off-sites are fully constructed, and the Applicant is not proposing any additional changes to the off-sites. The Site will provide perimeter landscaping along the west and south property lines and parking lot landscaping. The Site and the larger commercial shopping center are providing 64 parking spaces where only 53 parking spaces are required.

With respect to the Sustainability Analysis, the Site and surrounding commercial center are already constructed. Therefore, there are minimal opportunities to implement additional sustainability measures. However, the Site provides water-efficient plants, and, therefore, meets 1 sustainability point.

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

5

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0096-FARLEY, JAKKE L & JARED A:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** reduce separation in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-14-511-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the side interior setback for an existing detached accessory structure (pool house shed) along the east property line where 5 feet is required per Section 30.02.05.
 - b. Reduce the side interior setback for an existing detached accessory structure (playground equipment) along the west property line to 3 feet where 5 feet is required per Section 30.02.05 (a 40% reduction).
2.
 - a. Reduce the building separation between an existing detached accessory structure (pool house shed) and an existing single-family family residence to 4 feet where 6 feet is required per Section 30.02.05 (a 33% reduction).
 - b. Reduce the building separation between an existing detached accessory structure (playground equipment) and an existing single-family family residence to 5 feet where 6 feet is required per Section 30.02.05 (a 17% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6454 Mondell Pine Circle
- Site Acreage: 0.23
- Project Type: Reduce setback and separation distances
- Number of Stories: 1
- Building Height (feet): 8.8 (existing pool house shed)/8 (existing playground equipment)
- Square Feet: 150 (existing pool house shed)

Site Plan

The plan depicts an existing single-family residence centrally located on the parcel with access from Mondell Pine Circle to the south. The site plan shows an existing detached accessory structure (pool house shed) located along the east property line with a zero foot side interior setback, and an existing playground structure located along the west property line with a 3 foot side interior setback. Both accessory structures do not meet the 6 foot separation distance requirement from the existing residence per Title 30. However, both structures are located behind 6 foot high side yard walls.

Landscaping

The front, side, and rear yards are landscaped and not a part of this request.

Elevations

The photographs depict an 8.8 foot high shed which is painted to match the residence. It features gutters on the east, west, and north sides, with a downspout on the north side that directs all rainwater onto the subject parcel. Additionally, the 8 foot tall playground equipment is constructed with stained timber and plastic elements, such as a slide and swings.

Floor Plans

The plan depicts that the shed has an overall area of 150 square feet and is located on a foundation.

Applicant's Justification

The applicant indicates that the shed was located on the property at the time of purchase in 2019. Since that time, no modifications, enlargements, or structural alterations have been made. Based on aerial evidence, the pool house shed has been at its present location for 15 years. In the fall of 2025, the residence and shed were painted to match. The shed is used for the storage of pool maintenance supplies, yard tools, and seasonal household items. The structure has never been used as a habitable space, and there is no commercial or income-generating activity. One signature of support for the request has been provided by the east adjacent neighbor.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0301-04	Waiver to reduce the side setback for residence addition - expired	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-26695 is an active code enforcement violation related to the setbacks.

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 shed is located immediately adjacent to the east property line, and the playground equipment is located along the west property line. These locations do not provide the required setback or separation distance necessary to maintain a safe and visual separation distance from the property line or residence. Staff cannot support the waivers requested.

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, if required, 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAKKE FARLEY

CONTACT: JAKKE FARLEY, 6454 W. MONDELL PINE CIRCLE, LAS VEGAS, NV
89146

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0096

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. 04/07/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date: Click to enter a date. _____ Time: 9:00 AM~~

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

~~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 Giles 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

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
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 1/14/2026

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 # 25-101813
ASSESSOR PARCEL #(s): 163-19-511-012

PROPERTY ADDRESS/ CROSS STREETS: 6454 Mondell Pines Cir / Desert Inn & Corey Pines

DETAILED SUMMARY PROJECT DESCRIPTION

Single story shed on the side of home in place, based on aerial images from Clark County assessor's website, since 2011. Roughly 150 SF seeking waiver to reduce side setback

PROPERTY OWNER INFORMATION

NAME: Jakke + Jared Farley
ADDRESS: 6454 Mondell Pine Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-340-0907

APPLICANT INFORMATION (information must match online application)

NAME: Jakke Farley
ADDRESS: 6454 Mondell Pine Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-340-0907 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jakke Farley
ADDRESS: 6454 Mondell Pines Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-340-0907 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.

Jakke Farley
Property Owner (Signature)*

Jakke Farley
Property Owner (Print)

10-30-2025
Date

Jakke & Jared Farley
6454 Mondell Pine Cir.
Las Vegas, NV 89146
jakkefarley@gmail.com
702-340-0907

Date: February 11, 2026

To: Comprehensive Planning
Clark County
500 Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

Re: Waiver of Development Standards to reduce side yard setback and separation – Storage Shed Located at 6454 Mondell Pine Circle, Las Vegas, NV 89146 | Parcel No. 163-14-511-012

To Whom It May Concern:

We are requesting a Waiver to reduce the side yard setback to 0 ft, where 5 ft is required, and reduce the building separation.

This correspondence is submitted in response to the Notice of Violation concerning the existing storage shed located on the side yard of the property situated at 6454 Mondell Pine Circle, Las Vegas, Nevada 89146, identified as Parcel Number 163-14-511-012 (“the Property”).

The shed is setback 0 ft., where 5ft is required, from the property line. There is 4 ft of separation to the residence, where 6 ft. is required. The shed has an overall height of 8.8 ft., which is under the allowed 14 feet maximum height. There is a gutter at the top of the shed on the East, West, and north sides of the shed with a drain on the north side of the shed so that no potential water from the rood will fall on the neighboring property. In fall 2025, the house and shed were painted to match.

When we purchased the property in October 2019, the shed was in place on the side. No modifications, enlargements, or structural alterations have been made to the shed since that time. Upon review of historical aerial imagery publicly available through the Clark County GIS mapping system (<http://gisgate.co.clark.nv.us/openweb>), it appears the structure has been in place for approximately fifteen (15) years, with installation estimated around 2011.

The shed is utilized solely for personal and non-commercial purposes, specifically the storage of pool maintenance supplies, yard tools, and seasonal household items. The structure has never been used as a habitable space, dwelling unit, or for any commercial or income-generating activity. It remains in good condition, presents no structural hazards, drainage interference, or visibility obstructions, and does not adversely impact adjoining properties or the public right-of-way. The front yard is landscaped with turf and cacti, and a 6-foot-tall block wall screens the lower portion of the shed from the front yard.

Given the shed’s long-standing existence, its non-intrusive and compliant use, and the absence of any prior complaints or enforcement actions during its fifteen-year presence, I respectfully request that the County take these facts under advisement in its evaluation of this matter.

In addition to my Waiver request for our shed, we want to include our child's playground. The playground is in the side yard to the West of our residents. The distance from the property line is 3.8 ft, where 5 ft is required, and 5.67 ft from our home, when 6 ft is required.

Included with this letter are the code enforcement violation information and a petition of support for the shed and the playground from the neighbors.

Thank you for your consideration and professionalism in reviewing this response.

Respectfully submitted,

Jakke & Jared Farley (*Property Owners*)

jakkefarley@gmail.com

702-340-0907

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-40010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and 2) allow modified driveway design.

DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-501-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights) along Mann Street and Quail Avenue where required per Section 30.52.050.
2.
 - a. Reduce the departure distance from an intersection to a driveway along Mann Street to 121 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 36% reduction).
 - b. Reduce the approach distance from a driveway to an intersection along Mann Street to 111 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 26% reduction).
 - c. Reduce the throat depth for the driveway along Mann Street to a minimum of 4 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 84% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Tennis complex (consisting of courts and a tennis building)
- Building Height (feet): Up to 26
- Square Feet: 3,016

- Parking Required/Provided: 30/37

Site Plan

The original request was for a tennis facility used by the public; it will not be a private club and will offer instruction for both children and adults. The property is located between Quail Avenue and Russell Road on 2.5 acres. Currently there are existing homes located to the north and south of this site with a Planned Land Use of Neighborhood Commercial to the north and Ranch Estate Neighborhood to the south. The approved plans depict a proposed 6 court tennis complex with an approximate 3,016 square foot tennis building located near the center of the site. The tennis courts are oriented north/south, which is the preferred direction for outdoor courts due to sun patterns. All 6 courts will be surrounded by a 10 foot high chain-link fence and will be lit for night use. There will be 2 types of lighting, 1 for the parking lot and 1 for the tennis courts, as detailed in the photometric plan. The facility meets the parking requirements of Code. Thirty spaces are required, and 37 spaces are provided. This request includes waivers of development standards for modified driveway design and to construct non-urban street standards for Mann Street and Quail Avenue with full width pavement; however, there will be no curb return driveway, gutter, sidewalk, or streetlights.

Lighting/Photometric Plans

The original plans indicated the following: 1) highest luminance values are in limited areas adjacent to the tennis courts; 2) light poles for the tennis courts are approximately 22 feet in height and 20 feet in height for parking lot lights; and 3) the design implements sports lighting technology with advanced fixture shielding and aiming arrays to contain the light spill. All site lighting fixtures are similar in terms of design, materials, finish, color, and color of light. The light distribution and photometric plan were designed to minimize its impact on the surrounding properties.

Landscaping

Along all sides of the property landscaping will be provided 10 feet or greater. The landscaping on the north side of the property will provide a single row of trees spaced 20 feet apart per Figure 30.64-11. Six foot high CMU walls are shown along the north and west property lines.

Elevations

The tennis building is 1 story, 26 feet high and will be constructed of concrete, and plank siding with tile, glass, and metal accents. The main colors of the clubhouse are browns, tans, and white with black and silver accents.

Floor Plans

The 3,016 square foot tennis building will provide restroom facilities, check-in area, pro-shop, gym, office, and coach's lounge.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0032:

Comprehensive Planning

- Signage to be approved as a public hearing;
- Lights will only be turned on for those courts in use;
- No amplified sound on the site;
- No bleachers or stadium style seating;
- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that all landscaping material must be identified as recommended on the Southern Nevada Water Authority Regional Plant List; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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

- Driveways shall be no larger than what the Fire Department requires for one-way driveways;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Quail Avenue, 30 feet for Mann Street, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0047-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ADET-25-900138 (UC-23-0032):

Current Planning

- Until March 22, 2026 to commence and to match the original expiration of UC-23-0032.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; 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.

Applicant's Justification

The applicant indicates they have diligently pursued development and construction of the facility. As of January, substantial on-site construction has been completed, including significant progress on site grading, utility installation, and structural site improvements. Remaining work includes completion of paving, construction of the tennis courts, landscaping, interior building improvements, and final inspections necessary for issuance of certificates of occupancy. They are currently planning to complete construction and commence the approved use in May 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900138	Administrative extension of time for the original use permit	Approved by ZA	March 2025
ADR-23-900312	Administrative design review for a proposed addition to a previously approved tennis facility	Approved by ZA	September 2023
UC-23-0032	Use permit for a recreational (tennis) facility	Approved by BCC	March 2023
VS-23-0033	Vacate patent easements on the property	Approved by BCC	March 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East & West	Public Use	RS20	Undeveloped

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.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. The civil improvement plans are being finalized with the Department of Public Works, and they are completing their building permits and anticipate final inspection will occur sometime in May 2026. For these reasons, staff can support the extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, 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 March 22, 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; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALL IN TENNIS ACADEMY, LLC

CONTACT: MICHAEL KALISH, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS,
NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400010 (UC-23-0032)

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

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

Date: 3/10/2026

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: _____

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: 4/8/2026 Time: 9:00 a.m.

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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
 ASSESSOR PARCEL #(s): 163-35-501-012

PROPERTY ADDRESS/ CROSS STREETS: 5765 Mann Street, Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Tennis facility for youth and adult instruction that was approved pursuant to UC-23-0032. Subsequently, the square footage of the facility was increased pursuant to ADR-23-900312.

PROPERTY OWNER INFORMATION

NAME: All In Tennis Academy LLC
 ADDRESS: 457 Morro Strand Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89138
 TELEPHONE: 702-372-6024 CELL 702-372-6024

APPLICANT INFORMATION (information must match online application)

NAME: All In Tennis Academy LLC
 ADDRESS: 457 Morro Strand Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89138
 TELEPHONE: 702-372-6024 CELL 702-372-6024 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael R. Kalish
 ADDRESS: 8965 S. Eastern Ave., Suite 382
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: 702-727-6258 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

Michael R. Kalish
 Property Owner (Signature)*

Iren Schneider
 Property Owner (Print)

1-20-26
 Date



Michael R. Kalish, Esq.

Email: mkalish@rsnlaw.com

8965 South Eastern Avenue, Suite 382

Las Vegas, Nevada 89123

Phone: (702) 727-6258

Cell: (702) 767-1620

Fax: (702) 446-6756

January 28, 2026

Via Online Submission:

Sami Real, Director

Clark County Department of Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, Nevada 89106

Re: *Application for Extension of Time for UC-23-0032 ("Application")*

Dear Ms. Real:

This office represents All In Tennis Academy LLC, a Nevada limited liability company (the "Applicant"), regarding the Application. Pursuant to the land use application UC-23-0032 and ADR-23-900312 ("Existing Approvals"), the Applicant obtained approval for a special use permit, waivers of development standards and design review for a recreational tennis facility ("Facility") on the real property located at Assessor's Parcel Number 163-35-501-012 ("Property"). On March 7, 2025, in connection with ADET-25-900138, Applicant obtained approval for an administrative extension of time that extended the commencement deadline until March 22, 2026 ("Existing Approval Deadline").

The Applicant has continued to diligently pursue development and construction of the Facility. Material construction commenced on September 25, 2025. As of the date of this letter, substantial off-site and on-site construction has been completed, including significant progress on site grading, utility installation, structural site improvements, and construction of the Facility building. Remaining work includes completion of paving, construction of the tennis courts, landscaping, interior building improvements, and final inspections necessary for issuance of certificates of occupancy. The Applicant is currently planning to complete construction and commence the approved use in May 2026, which is only two months after the Existing Approval Deadline.



Sami Real, Director
Clark County Department of
Comprehensive Planning
January 28, 2026
Page 2

The Application is timely, as it has been submitted prior to the Existing Approval Deadline. Since approval of the Existing Approvals, there have been no substantial changes to the Property, the surrounding area, or to applicable laws, regulations, or policies that would affect the approved use, site design, or development standards. The conditions under which the Existing Approvals were granted remain substantially the same.

Based on the foregoing, the standards for approval of an Extension of Time are satisfied, as conditions have not substantially changed since approval of the Existing Approvals, and the Facility is actively progressing through the applicable development permits and construction process. The requested extension is necessary to allow completion of construction and commencement of the previously approved use, which is anticipated to occur shortly following the Existing Approval Deadline.

Accordingly, the Applicant respectfully requests your approval of the Application. Please contact me at (702) 727-6258 or via email at mkalish@rsnvlaw.com if you have any questions or need any additional information.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in blue ink, appearing to read "Michael R. Kalish", with a long horizontal line extending to the right.

Michael R. Kalish, Esq.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0080-CHURCH BAPTIST FIRST KOREAN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; **3)** eliminate and reduce street landscaping; and **4)** allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the retaining wall height to 6 feet along the north property line of Lot 18 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
 - b. Increase the retaining wall height to 6 feet along the east property lines of Lots 18 through 22 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2.
 - a. Increase fill height to 6 feet along the north property line of Lot 18 where 3 feet is the maximum height allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Allow Lots 1 through 6, 10 through 12, 17, 18, 20 through 22, and 25 to be less than 10,000 square feet where a minimum of 10,000 square feet is required when abutting or adjacent to an NPO-RNP per Section 30.04.06G.
 - c. Allow Lots 1, 10, 17, and 18 to have 5 foot side setbacks where 10 feet is required to comply with side setbacks of the adjacent NPO-RNP lot along the shared lot lines per Section 30.04.06G.
3.
 - a. Reduce the width of the street landscaping strip along Eldora Avenue to 3 feet where a 10 foot wide landscape strip is required behind an attached sidewalk per Section 30.04.01D.7 (a 70% reduction).
 - b. Eliminate trees within the landscape strip along Eldora Avenue where large trees planted every 30 feet on center shall be provided per Section 30.04.01D.7.
4. Allow an attached sidewalk along Eldora Avenue where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 25
- Density (du/ac): 7.33
- Minimum/Maximum Lot Size (square feet): 3,325/6,539
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,856 to 2,784

History & Site Plan

In November 2025 a plan amendment, zone change, waivers of development standards, design review, and tentative map were approved on the subject site for a 27 lot single family residential development. The applicant is now seeking modifications to the original plan, by reducing the number of lots by 2 to 25 lots, and is requesting a waiver to allow an attached sidewalk on Eldora Avenue, where a detached sidewalk was previously proposed.

The proposed plans depict a 25 lot single-family residential subdivision with lots ranging from 3,325 to 6,539 square feet. Lots 1-5 will access from Eldora Avenue, while Lots 6-25 will access from two new 49 foot public streets: Onyx Grove Avenue, which connects to Westwind Road, and Jade Lantern Street, a north-south cul-de-sac. The site is surrounded by lots within the NPO-RNP overlay on all sides, and several lots, including Lots 1-6, 10-12, 17-18, 20-22, and 25, are under 10,000 square feet which is not in compliance with the residential adjacency standards requiring 10,000 square feet lots. Additionally, all lots meet RS3.3 setbacks; however, Lots 1, 10, 17, and 18 propose 5 foot side yards, where 10 feet is required per residential adjacency standards to comply with the setbacks of the lots within the NPO-RNP overlay. Sidewalk improvements include a detached sidewalk along Westwind Road, an attached sidewalk along Eldora Avenue, and attached sidewalks along Onyx Grove Avenue and Jade Lantern Street. Retaining walls are proposed along portions of Westwind Road, the north property lines of Lots 17-18, and the west property lines of Lots 1 and 10-17, with wall heights up to 6 feet behind Lots 18-22 and along the north side of Lot 18, where fill depths also reach up to 6 feet.

Landscaping

The plans depict street landscaping along Westwind Road in compliance with Title 30, including 2, 5 foot wide landscape strips on each side of a detached sidewalk, containing 22 large trees with three shrubs per tree. Under the previously approved plans, trees were waived within the landscape strips on each side of a detached sidewalk along Eldora Avenue; however, shrubs were required as a condition. The proposed plans depict shrubs provided within a 3-foot-wide landscape strip adjacent to a 5 foot wide attached sidewalk along Eldora Avenue, although Title 30 requires a 10 foot wide landscape strip and large street trees and shrubs every 30 feet. Six

significant trees will be removed, primarily near the existing place of worship and along Eldora Avenue, and three large drought-tolerant replacement trees are provided for each in accordance with Title 30. Additionally, ten large trees are provided elsewhere on the site, including along the west side of the lots, the north end of Jade Lantern Street, and within the front yards of Lots 6 and 25, to make up for the loss of existing significant trees on the site

Elevations

The plans show single-family detached homes comprising eight different 2 story models and four 1 story models. The 2 story models range from 25 feet 8 inches to 26 feet 8 inches in height, and the 1 story models range from 15 feet 6 inches to 18 feet 8 inches in height. The concrete tile roofs consist of a pitched gable roof and a contemporary angled roof. The exteriors on all 4 sides of all models consist of stucco finish, variable rooflines, popouts, and a 2 to 3 car garage on all homes.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 2 story models feature 4 different floor plans ranging from 1,856 square feet to 2,784 square feet with 3 to 6 bedrooms, a loft, optional covered outdoor patio, optional deck, and a 2 car garage. The 1 story models feature 2 different floor plans ranging from 2,050 square feet to 2,395 square feet with 3 bedrooms, a loft, optional covered outdoor patios and a 2 to 3 car garage.

Applicant's Justification

The applicant proposes a 25 lot single-family subdivision and requests several waivers of development standards. They seek to allow lots adjacent to the NPO-RNP to be under 10,000 square feet, noting that most lots are separated from RNP properties by Westwind Road or Eldora Avenue, and that the proposed lot sizes are comparable to the RS3.3 neighborhood to the west. Reduced 5 foot side yard setbacks are also requested for several lots, with the applicant citing similar conditions on nearby RS3.3 lots and the presence of more intense uses north of the RNP parcel adjoining Lots 17 and 18.

Additional waivers include up to 6 feet of fill and 6 foot retaining walls along portions of the north and rear property lines to address existing grade changes and to direct drainage toward Westwind Road. A waiver is also requested to allow an attached sidewalk along Eldora Avenue to keep the sidewalk within the right-of-way. The applicant states that the subdivision will meet RS3.3 standards and offer one and two story homes, with single-story homes placed on the southern lots adjacent to existing RNP residences. Home designs will include multi-generational layouts, covered outdoor living areas, and varied roof forms to provide product diversity while maintaining compatibility with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700038	Redesignated site from Ranch Estate Neighborhood (RN) (2 du/ac) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	November 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0590	Zone change from RS20 to RS3.3 and removed the Neighborhood Protection (RNP) Overlay	Approved by BCC	November 2025
VS-25-0591	Vacation and abandonment of easements and a portion of right-of-way	Approved by BCC	November 2025
WS-25-0592	Waivers of development standards and a design review for single-family residential development	Approved by BCC	November 2025
TM-25-500150	Tentative map approved for 27 single-family residential lots	Approved by BCC	November 2025
ZC-0613-10	Reclassified multiple parcels from R-B zoning to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97	Use permit for a church - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
TM-26-500021	A tentative map for 25 single-family residential lots is a companion item on this agenda.

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.

Waivers of Development Standards #1a, #1b, & #2a

The proposed fill and retaining walls are intended to establish proper grading so this portion of the site can drain toward the Jade Lantern Street cul-de-sac and ultimately to Westwind Road. Staff finds that the property to the north, although within the NPO-RNP, is a non-residential use and is therefore likely to be less affected by the increased wall height and fill than a single-family residence. These waivers were previously approved under WS-25-0592 along the same property lines, therefore, staff can support the request.

Waivers of Development Standard #2b & #2c

While 10,000 square foot lots could serve as a transition where the site abuts developed RNP properties to the south and southeast, Eldora Avenue can also function as a logical dividing line between lower-density residential areas to the south and higher-density areas to the north. The increased side yard setbacks typically help maintain spacing and reduce building massing; however, the RNP parcel north of Lots 17 and 18 is used for non-residential purposes and would not benefit from additional setbacks, and the existing RNP homes west of Lots 1, 10, and 11 are set back significantly more than the minimum requirement, reducing potential impacts from 5 foot side yards. As this waiver was previously approved under WS-25-0592, staff can support the requests.

Waiver of Development Standards #3

Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. The applicant proposes no street trees along Eldora Avenue but will provide shrubs within a 3 foot wide landscape strip adjacent to a 5 foot wide attached sidewalk. The conditions of WS-25-0592, previously approved the elimination of street trees but required shrubs. Staff finds that the current proposal does not provide a required 10 foot landscape strip, however, it meets the intent of the previous condition by providing shrubs. Therefore, staff can support the request, The applicant will be subject to a fee-in-lieu equivalent to 5 large trees.

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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed subdivision incorporates a variety of home designs and sizes that help avoid a monotonous streetscape, and the inclusion of multi-generational living options supports Master Plan Policy 1.1.3. The project also aligns with Master Plan Policy 1.4.4 by providing compatible infill development within an established neighborhood, with the proposed two story homes generally consistent with those in the adjacent RS3.3 area to the northwest and the new one story model matching the character of homes in the RS20 areas to the south and east. The applicant is no longer proposing any three-story homes, consistent with the conditions of WS-25-0592, and the revised density of 7.33 units per acre is slightly less than the previous density of 7.85 units per acre. This is comparable to, the adjacent RS3.3 area at 7.14 units per acre. Staff finds that the proposal supports Master Plan Policies 1.5.1 and 1.5.2 and Spring Valley Specific Policy SV-1.2, which encourage compatible infill development near ranch estate neighborhoods and Rural Neighborhood Protection areas; therefore, staff can support this request with the same condition proposed on the previously approved application.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to install an attached sidewalk along Eldora Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment, staff finds that it is imperative to provide the detached sidewalks as this is a raw parcel.

Recommendation:

Denial of #4.

Staff Recommendation

Approval of waivers of development standards #1 through #3 and the design review; denial of waiver of development standards #4.

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:

- Expunge WS-25-0592;
- No 3 story homes;
- No parking permitted on Eldora Avenue;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 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;
- Full off-site improvements;
- 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 devices.

Fire Prevention Bureau

- No comment.

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 #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR MORRISON OF NEVADA, 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): WS-26-0080 & TM-26-500021

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # 25-102055
 ASSESSOR PARCEL #(s): 16312106004 & 16312106005
 PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards and Design Review for previously approved Single-Family Residential Development (WS-25-0592) and Tentative Map

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las Vegas
 ADDRESS: 2625 Westwind Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

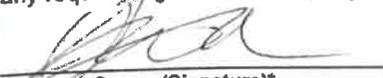
NAME: Taylor Morrison of Nevada, LLC
 ADDRESS: 1985 Festival Plaza Drive, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 CELL N/A ACCELA REFERENCE CONTACT ID # 289392

*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)*

Byung Kul Lee
 Property Owner (Print)

1/15/26
 Date

8

04/08/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500021-CHURCH BAPTIST FIRST KOREAN:

TENTATIVE MAP consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 25
- Density (du/ac): 7.33
- Minimum/Maximum Lot Size (square feet): 3,325/6,539

Project Description

In November 2025 a plan amendment, zone change, waivers of development standards, design review, and tentative map were approved on the subject site for a 27 lot single family residential development. The applicant is now seeking modifications to the original plan, by reducing the number of lots by 2 to 25 lots and is requesting a waiver to allow an attached sidewalk on Eldora Avenue, where a detached sidewalk was previously proposed.

The proposed plans depict a 25 lot single-family residential subdivision with lots ranging from 3,325 to 6,539 square feet. Lots 1-5 will access from Eldora Avenue, while Lots 6-25 will access from two new 49 foot public streets: Onyx Grove Avenue, which connects to Westwind Road, and Jade Lantern Street, a north-south cul-de-sac. The site is surrounded by lots within the NPO-RNP overlay on all sides, and several lots, including Lots 1-6, 10-12, 17-18, 20-22, and 25, are under 10,000 square feet which is not in compliance with the residential adjacency standards requiring 10,000 square feet lots. Additionally, all lots meet RS3.3 setbacks; however, Lots 1, 10, 17, and 18 propose 5 foot side yards, where 10 feet is required per residential adjacency standards to comply with the setbacks of the lots within the NPO-RNP overlay. Sidewalk improvements include a detached sidewalk along Westwind Road, an attached sidewalk along Eldora Avenue, and attached sidewalks along Onyx Grove Avenue and Jade Lantern Street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700038	Redesignated site from Ranch Estate Neighborhood (RN) (2 du/ac) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	November 2025
ZC-25-0590	Zone change from RS20 to RS3.3 and removed the Neighborhood Protection (RNP) Overlay	Approved by BCC	November 2025
VS-25-0591	Vacation and abandonment of easements and a portion of right-of-way	Approved by BCC	November 2025
WS-25-0592	Waivers of development standards and a design review for single-family residential development	Approved by BCC	November 2025
TM-25-500150	Tentative map approved for 27 single-family residential lots	Approved by BCC	November 2025
ZC-0613-10	Reclassified multiple parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97	Use permit for a church - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0080	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed location, size, and design of the lots are consistent with the previous land use and the tentative map approved on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge TM-25-500150.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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;
- Full off-site improvements;
- 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 devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- All street suffixes shall be spelled out.

Fire Prevention Bureau

- No comment.

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 #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR MORRISON OF NEVADA, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0080 & TM-26-500021

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # 25-102055
 ASSESSOR PARCEL #(s): 16312106004 & 16312106005
 PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards and Design Review for previously approved Single-Family Residential Development (WS-25-0592) and Tentative Map

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las Vegas
 ADDRESS: 2625 Westwind Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

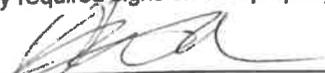
NAME: Taylor Morrison of Nevada, LLC
 ADDRESS: 1985 Festival Plaza Drive, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 CELL N/A ACCELA REFERENCE CONTACT ID # 289392

*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)*

Byung Kul Lee
 Property Owner (Print)

1/15/26
 Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

February 11, 2026

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

Re: *Justification Letter – Waivers of Development Standards, Design Review, and Tentative Map for Single-Family Residential Development Taylor Morrison of Nevada, LLC*
APN: 163-12-106-004 & 163-12-106-005

To Whom It May Concern:

Please be advised this firm represents Taylor Morrison of Nevada, LLC (the “Applicant”) in the above referenced matter. The site is 3.44 acres generally located north of Eldora Avenue and west of Westwind Road. The site is more particularly described as Assessor’s Parcel Numbers 163-12-106-004 & 163-12-106-005 (the “Site”). The Site was approved for Mid-Intensity Suburban Neighborhood (PA-25-700038) and RS3.3 (ZC-25-0590). There was also approval for waivers of development standards (1. Increasing retaining wall height; 2. Modifying residential adjacency standards; and 3. Eliminating tree street landscaping on Eldora where homes front onto Eldora Avenue (shrubs required per the Notice of Final Action)) and a design review for a single-family residential subdivision (WS-25-0592), as well as a Tentative Map (TM-25-500150). The Applicant requests to expunge the WS-25-0592 and TM-25-500150 to allow for the Site to be developed according to the update Site Plan and Tentative Map. The Applicant seeks essentially the same waivers from WS-25-0592 in addition to a waiver of development standards to allow an attached sidewalk on Eldora Avenue where a detached sidewalk is required, an updated design review for a detached single-family residential development, and an updated tentative map.

Waivers of Development Standards

The Applicant is requesting waivers of development standards to (1) allow lots 1-6, 10-12, 17 & 18, 20-22 & 25 to be less than 10,000 square feet where a minimum of 10,000 square feet is required abutting or adjacent to an RNP, (2) allow lots 1, 10, 17 & 18 to have 5-foot setbacks where 10 feet is required, (3) increase retaining wall height to 6 feet where 3 feet is the maximum for lots 18-22, (4) allow 6 feet of fill less than 5 feet from a shared property line adjacent to Lot 18 where up to 3 feet of fill is the maximum, and (5) eliminate street landscaping along Eldora Avenue. Substantially similar waivers were approved in WS-25-0592.

- (1) The Laredo and Duneville development directly to the west was originally approved on February 8, 2017 (NZN-0810-16). Under the previous Title 30, the two standards relating to adjacent lot sizes and setbacks did not exist. However, even with public input regarding

larger lot sizes and increased setbacks the approval was not conditioned to require these standards. This was the same for the development's subsequent approval on December 16, 2017 (WS-0899-17) that increased the height of the homes to two stories. The approved plan had ten lots adjacent to the RNP ranging in size from 4,354 square feet to 6,213 square feet (falling short of the 10,000 square foot standard now required). The proposed lots under our previously approved WS-25-0592 that were adjacent to the RNP ranged from 3,652 square feet to 6,237 square feet. The lots adjacent to the RNP in this updated Site Plan and Tentative Map range from 3,325 square feet to 6,539 square feet, with the majority of these lots exceeding 4,500 square feet. The vast majority of these lots are separated from the RNP by right-of-ways (Westwind Road & Eldora Avenue). Additionally, lots 20-22 & 25 are adjacent to an undeveloped lot on the other side of Westwind Road. Lots 1 & 10-12 that share a property line with RNP neighbors to the west will be similar to the development already approved and existing as well as to the approval in WS-25-0592. There is an existing driveway to the west creating additional setback between this proposed development and the existing residences. Lots 17 & 18 share their north property line with an RNP property owned by the Ethiopian Church to the north that is bordered by two similar sized lots to the west. This request is substantially similar to the already existing development to the west and the previously approved waiver in WS-25-0592 (now the average lot size is larger).

- (2) Similarly, lots 1, 10, 17 & 18 should be granted a waiver to allow 5 foot side setbacks as required by RS3.3 rather than a 10 foot side setbacks under the RS20 standard. The substantially similar waiver was approved in WS-25-0592. The existing development to the west has three lots that border the RNP neighbors with the side of their lots. All with 5 foot setbacks. Lots 1 & 10 have a 30 foot driveway separating the lot from the existing residences to the west. Lots 17 & 18 will not adversely impact the lot to the north without increased side setbacks as that property already borders much more intense uses to its north.
- (3) Waiver #3 & 4 go hand in hand and were approved in WS-25-0592.
- (4) Waivers #3 & 4 are required due to the front yard of the adjacent parcel to the north of Lot 18. The front yard slopes down to Westwind Road about 3 to 4 feet. This requires a retaining wall height of about 6 feet and the increased fill above 3 feet on Lot 18. The interior cul-de-sac needs to drain to the south and the natural flow of the Site is to the northeast. In order to properly drain, the Applicant needs to go against grade at the northeast portion of the Site which requires increased fill on Lot 18 and the increased retaining walls to push flows south and ultimately out on to Westwind Road.
- (5) The Applicant requests to eliminate street landscaping on Eldora Avenue as lots 1-5 all front out onto Eldora Avenue. Street landscaping is more difficult for lots that face out onto streets rather than side lots where there is typically a wall and then a detached sidewalk and 5 feet of landscaping on both sides (as there is on Westwind Road). The required trees can be dangerous for individuals pulling out of their driveways. This waiver was approved

in WS-25-0592 with the condition that shrubs will be provided along Eldora Avenue, which the Applicant agrees to.

The Applicant is also requesting a waiver to (6) allow an attached sidewalk where a detached sidewalk is required along Eldora Avenue. The request is due to the fact that there are 5 lots that front onto Eldora Avenue. The detached sidewalk required a 5-foot vacation of Eldora Avenue to then have 5 feet of landscaping, 5 feet of sidewalk, and 5 more feet of required landscaping in five different home-owners' front yards. While detached sidewalks are a community benefit along right-of-ways, the situation at hand is an exception. It negatively impacts the future homeowners' control over their front yard. The attached sidewalk is able to remain in the right-of-way rather than the front yard. Shrubs and landscaping will still be provided.

Design Review

The Applicant requests an updated design review for a detached single-family residential development in a RS3.3 zoning district. The proposed development now consists of 25 single-family homes down from the approved 27 lots. The lot sizes range from 3,325 square feet to 6,539 square feet (meeting the minimum lot size requirement of 3,300 square feet in RS3.3). There is access to the community off of Westwind Road. Lots 1-5 still front onto Eldora Avenue. The houses will meet the setback standards contained within RS3.3 and Lot 1 will have an increased side setback to the east of 20 feet to increase the distance from the existing residence to the east (total separation will be approximately 60 feet). The proposed houses range in livable area from 1,856 square feet to 2,784 square feet. There are one-story and two-story options, with the one-story options being located on the southern 10 lots toward the existing RNP residences. The homes range in height from 16 to 27 feet (under the 35 foot height standard). The designs will have multi-generational living options, covered outdoor living options, and varied roof options to provide different product options while still providing a cohesive, aesthetically pleasing development that will be compatible with the existing area.

All of the homes have 2-car garages while one of the one-story plans has a 3-car garage. The development requires a total of 55 parking spaces. The development provides 2-car garages, two driveway parking spaces per house and 0.5 on street parking space per lot. Based on these calculations the Site will provide 112 parking spaces, more than doubling the required parking.

Tentative Map

The Applicant is requesting a tentative map for 25 lots. There are 49' wide right of ways internally with 5' sidewalks on each side with a 109.06' length stub street running east to west and a 267.82' internal street terminating in a cul de sac north to south. The tentative map is compliant.

February 11, 2026
Page 4

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



Mark W. Mulhall

MWM/mwm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0033-TOMPKINS PLAZA, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone.

Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-19-818-002; 163-19-818-004; 163-19-818-005 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate a decorative screen wall along a portion of the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Increase retaining wall height to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 33% increase).
3. Allow 106 parking spaces where 67 parking spaces are required and a maximum of 77 parking spaces is permissible per Section 30.04.04D (a 38% increase).
4.
 - a. Allow a drive-thru lane 52 feet from a residential zoning district where 200 feet is required per Section 30.04.06E (a 74% reduction).
 - b. Allow higher activity areas (parking and circulation) of development adjacent to a residential district where not permissible per Section 30.04.06G.
 - c. Allow the largest structure in a multi-building development not within the core of the site where required per Section 30.04.06G.
5.
 - a. Allow an attached sidewalk to remain where a detached sidewalk is required along Tompkins Avenue per Section 30.04.08C.
 - b. Allow an attached sidewalk to remain where a detached sidewalk is required along Fort Apache Road per Section 30.04.08C.
6. Reduce the throat depth along Fort Apache Road to 4 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 84% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.14 (portion of 4.19)
- Project Type: Vehicle wash and restaurants with drive-thrus
- Number of Stories: 1
- Building Height (feet): 21 (Building A)/29 (Building B)/19 (Building C)/29 (Building D)
- Square Feet: 3,561 (Building A)/900 (Building B)/2,150 (Building C)/3,588 (Building D)/438 (outdoor dining)
- Parking Required/Provided: 67/106
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a commercial development accessed via two-way commercial driveways along Tompkins Avenue to the north and Fort Apache Road to the east. Cross access is proposed along the southeast and southwest corners of the site, which will connect the subject site (APN 163-19-818-002) with the existing commercial development to the south. There are 4 proposed buildings, including a drive-thru vehicle wash and 3 restaurants with drive-thrus. The vehicle wash is labeled as Building D and is located along the south side of the site, with Buildings B and C centrally located in the core of the site, and Building A located in the northern portion of the site. All 4 buildings feature drive-thrus that are within the 200 foot minimum separation from a residential zone as required by Code, with Building D's drive-thru lane being the closest with a 52 foot setback from the adjacent residences.

Building A is set back 102 feet from the west property line and 100 feet from the north property line, while the drive-thru is set back 60 feet from the west property line, which is adjacent to residential development. A 438 square foot outdoor dining area is shown on the east side of Building A, which buffers it from the adjacent residential development. Building B is set back 138 feet from the west property line, and the drive-thru is set back 64 feet from the west property line. Building C is set back 122 feet from the west property line, and the drive-thru is set back 89 feet from the west property line. The vehicle wash is set back 102 feet from the west property line, which is adjacent to residential development, while Title 30 requires a 200 foot separation. The vehicle wash also features 19 vacuum spaces for vehicles, which are located on the south side of the vehicle wash structure.

Vehicle circulation is primarily around the perimeter of the site and through the drive-thrus, with one-way drive aisles between Building B and Building C, and between Building C and Building D. A proposed 4 foot high retaining wall is depicted along a portion of the west property line, which terminates near the middle of the shared property line. An existing fence and wall combination is located across the west property line, ranging in height between 10 feet, 6 inches and 11 feet, 10 inches. Parking is located on the north, east, and west sides of the site, with pedestrian walkways connecting some parking areas to the buildings, and an additional walkway provided between the restaurant buildings. For the subject site, there are 73 parking spaces provided where 54 parking spaces are required. For the overall development, there are 106

parking spaces where 67 parking spaces are required, exceeding the maximum parking permitted by Title 30 by 38% or by 29 spaces.

Landscaping

The plans depict street landscaping consisting of large trees and shrubs in accordance with Title 30 standards, which are located on the interior side of the existing attached sidewalks along Tompkins Avenue and Fort Apache Road. Parking area trees and shrubs are located throughout the site and around each of the buildings. Along the west property line, which is adjacent to residential development, a landscape buffer is provided that ranges between 15 feet and 23 feet. This landscape area features a double row of evergreen trees planted off-set and spaced 20 feet apart, which complies with the Title 30 landscape buffer requirements. However, the applicant is not providing the required 8 foot high decorative screen wall, resulting in a waiver of development standards for screening.

Elevations

The plans depict 4 building elevations. Building A is 21 feet high with a variable flat roofline, featuring storefront doors and windows, metal awnings, CMU wall portions, and a stucco finish. Building B is 29 feet high with a flat roofline consisting of a decorative metal wall system which extends to the side of the building and is supported by a concrete and painted steel overhang support. A walk-up ordering window is shown on the north side of the building, while the drive-thru window is on the south side. The building features decorative wood and metal portions, along with aluminum frame windows. Building C is 19 feet high with a variable flat roofline and fine pebble finish. The building façade consists of metal and wood screen walls, along with windows that are shaded by metal canopies. Building D is 29 feet high with a variable flat roofline, with a split face CMU base and a smooth face CMU and stucco finish façade. The vehicle wash entry and exit are located on the west and east sides, respectively, while the west and north sides feature walk-in storefront doors. Shade canopies are also provided along the sides of the building.

Floor Plans

The plans depict 4 building floor plans. Building A is a 3,561 square foot restaurant, featuring an open layout with entry and exit doors located on the north and east sides of the building, and the drive-thru window on the south side. Building B is a 900 square foot restaurant, featuring a kitchen and wash area, restroom, a walk-up window on the north side, and drive-thru window on the south side. Building C is 2,150 a square foot restaurant, featuring an open layout, with the entrance on the north side of the building and the drive-thru window on the south side. Building D is a 3,588 square foot vehicle wash, featuring the vehicle tunnel, a restroom, an office, and storage rooms.

Applicant's Justification

The applicant states that providing the required 200 foot separation from a vehicle wash to residential development would impact the traffic flow within the site. To mitigate this request, an intense landscape buffer is provided along the west property line. For buffering and screening, the landscaping requirement is met, while a 4 foot high retaining wall is proposed, which is redundant to an existing combination fence and wall that provides an additional buffer. Additional parking is also requested, which is mitigated by the provision of additional parking

lot trees along the perimeter of the parking areas. Noise concerns resulting from the reduced separation between the drive-thrus and adjacent residential use are mitigated by the location of the residential buildings, which are set back approximately 60 feet from the site. Parking and circulation adjacent to the residential zone will be mitigated by the double row of large evergreen trees provided along the west property line. Maintaining the existing attached sidewalk is consistent with the surrounding area, which features attached sidewalks to the north, south, and east of the subject site. Lastly, providing the required throat depth would have a negative impact on traffic flow within the site. Overall, the proposed development will attract new businesses to the area and create employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Use permit for vehicle rental and vehicle wash facility, waiver for reduced separation from a residential use, and comprehensive sign plan - expired	Approved by BCC	April 2017
TM-0052-11	Tentative map for a commercial subdivision	Approved by PC	August 2011
UC-1583-06 (ET-0226-10)	Second extension of time for a use permit for increased building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	April 2011
UC-1583-06 (ET-0327-08)	First extension of time for a use permit for increased building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Use permit to increase building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	December 2006
DR-0867-05	Design review for an office building - expired	Approved by PC	July 2005
ZC-0337-97 (ET-0110-99)	First extension of time for a zone change from R-E to C-1 zoning for a retail shopping center, with a use permit for a convenience store with self-service gasoline pumps	Approved by BCC	April 1999
TM-0124-98	Tentative map for a 1 commercial lot	Approved by PC	June 1998
ZC-0337-97	First extension of time for a zone change from R-E to C-1 for a retail shopping center, with a use permit for a convenience store with self-service gasoline pumps	Approved by BCC	May 1997

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0336-97	Vacated and abandoned easements of interest	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Shopping center
South	Neighborhood Commercial	CG	Vehicle maintenance facility & shopping center
East	Corridor Mixed-Use	CG	Office complex
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-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.

Title 30 requires a vehicle wash servicing automobiles to be 200 feet away from any residential zoning district, while the proposed vehicle wash is 102 feet away from the residences to the west. The applicant is providing an intense landscape buffer and a combination fence and wall along the shared property line, however staff still has concerns about the proximity of a vehicle wash due to the noise and consistent vehicular traffic associated with this use. The vehicle wash is the southernmost building on the site and will not be buffered from the residential development by any other building. The vehicle entry into the tunnel also faces the residential zone, which increases the intensity of the use. For these reasons, staff cannot support this request.

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.

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.

Waivers of Development Standards #1 & #2

Staff finds that although there is an existing combination fence and wall along the west property line, it does not meet the 8 foot high decorative screen wall requirement per Title 30. The proposed 4 foot high retaining wall could be redesigned to meet Code by decreasing the retaining wall portion to 3 feet in height and providing an additional 5 foot high decorative screen wall on top of the retaining wall. Staff finds that there is not compelling justification to allow the increased height for the retaining wall, given that the applicant is also not meeting the screening requirements. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

The applicant is providing additional landscaping to help offset the increased number of parking spaces and mitigate the urban heat island effect. However, staff is concerned that the excess parking will negatively affect both pedestrian and vehicular safety, while also impacting the adjacent residential development due to the inadequate screening along the west property line. The proposed drive-thru uses will likely have constant vehicular traffic, while the added parking will only increase the number of vehicles moving through the site at a given time, creating potential safety concerns. Therefore, staff cannot support this request.

Waiver of Development Standards #4 & Design Review

The applicant is not meeting several Title 30 requirements related to residential adjacency, including the 200 foot required separation between a drive-thru lane and a residential zoning district, as a 52 foot separation is being proposed. Staff finds that the proposed location and design of 3 restaurant drive-thrus encroaching into the required separation is too intense for this site. The parking and circulation generated by the proposed uses and design increases the impact on the adjacent residences, as does the location of the largest structures on the northernmost and southernmost portions of the site. The traffic flow within the site may also affect pedestrian and vehicular safety due to the number of drive-thrus and their proximity to one another. The one-way drive aisles in the interior of the site may also cause unsafe turns through the parking areas, some of which do not feature pedestrian walkways for customers to safely walk from the parking area to the respective buildings. Ultimately, this is an undeveloped lot that could be redesigned to eliminate several of the requested Waivers of Development Standards and mitigate the adverse impacts on the adjacent residential properties. For these reasons, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Tompkins Avenue and Fort Apache Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the development, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #6

Staff cannot support the request for the reduction of throat depth for the Fort Apache Road commercial driveway. History shows that vehicle wash establishments generate long queue times. The vehicle wash entrance is immediate upon entering the site from Fort Apache Road creating vehicle stacking in the right-of-way. Furthermore, the Building C drive-thru lane has vehicles exiting opposite the driveway on Fort Apache Road creating an immediate conflict with vehicles entering the site, as well as vehicles trying to access the vehicle wash and those trying to exit the site creating the potential for collisions.

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:

- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0038-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS: 5 cards

PROTESTS:

COUNTY COMMISSION ACTION: March 19, 2025 – HELD – To 04/16/25 – per the applicant.

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/07/25 – per the applicant.

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/04/25 – per the applicant.

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – No Date – per the applicant.

APPLICANT: TOMPKINS PLAZA, LLC

CONTACT: STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON BOULEVARD, SUITE 2, LAS VEGAS, NV 89117

10

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0091-SONODA JAMES DAVID:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-33-301-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for an office/warehouse development. The applicant indicates immediately to the north, west, and southwest is the UNLV Technology Park. The Park is master planned Business Employment and zoned IP. Therefore, the site's proposed zoning to IP is consistent with the properties west of Cimarron Road and south of Patrick Lane. Furthermore, access to the site will be from Cimarron Road, an 80 foot wide right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Undeveloped
South	Business Employment	IP	Office/warehouse
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-26-0093	A waiver of development standards and a design review for an office/warehouse development is a companion item on this agenda.
VS-26-0092	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the planned land use on this site which is Business Employment (BE). The areas west of Cimarron Road have shifted towards more office/warehouse oriented uses based on the Airport Environs just to the east of this site and the UNLV Technology Park which surrounds the subject project. Additionally, most of the parcels in this area are zoned IP and master planned Business Employment (BE). Reclassifying the RS20 zoning on the property to IP will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IP.

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:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0091 & VS-26-0092 & WS-26-0093

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # APR-25-101578

ASSESSOR PARCEL #(s): 163-33-301-009

PROPERTY ADDRESS/ CROSS STREETS: Cimarron and Post

DETAILED SUMMARY PROJECT DESCRIPTION

A warehouse distribution facility

*Waiver and design review for warehouse distribution facility
Zone change from RS20 to IP
Vacation of Patent Easements*

PROPERTY OWNER INFORMATION

NAME: James David Sonoda

ADDRESS: 4228 Kaimanahila Street

CITY: Honolulu

STATE: HI

ZIP CODE: 96816

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Chartwell Real Estate Development

ADDRESS: 151 Innovation Drive

CITY: Irvine

STATE: CA

ZIP CODE: 92617

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*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.

James David Sonoda
Property Owner (Signature)*

JAMES DAVID SONODA
Property Owner (Print)

November 14, 2025
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

January 12, 2026

VIA EMAIL

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

**Re: *Justification Letter – Vacation and Abandonment of Patent
Easements
APNs: 163-33-301-009***

To Whom It May Concern:

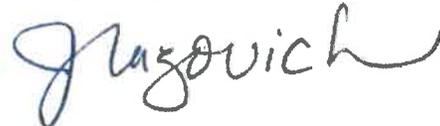
Please be advised, this Firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop warehouse buildings on the west side of Cimarron Road where Post Road terminates. The property is more particularly described as APN: 163-33-301-009 (the "Site"). As part of the design review and zone change for the proposed warehouse development, filed concurrently, the Applicant is also seeking to vacate and abandon patent easements.

Patent easements are located on the north, west, and south perimeters of the Site. Each patent easement is 33-foot wide. Patent easements are no longer required for the Site as the Site is accessible from Cimarron Road. Therefore, the Applicant is requesting to vacate and abandon the patent easements located on the Site.

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0092-SONODA, JAMES DAVID:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-301-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of easements that are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Undeveloped
South	Business Employment	IP	Office/warehouse
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0091	A zone change to reclassify from RS20 to IP zoning is a companion item on this agenda.
WS-26-0093	A waiver of development standards and a design review for an office/warehouse development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 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

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0091 & VS-26-0092 & WS-26-0093

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # APR-25-101578

ASSESSOR PARCEL #(s): 163-33-301-009

PROPERTY ADDRESS/ CROSS STREETS: Cimarron and Post

DETAILED SUMMARY PROJECT DESCRIPTION

A warehouse distribution facility

*Waiver and design review for warehouse distribution facility
Zone change from RS20 to IP
Vacation of Patent Easements*

PROPERTY OWNER INFORMATION

NAME: James David Sonoda

ADDRESS: 4228 Kalmanahila Street

CITY: Honolulu

STATE: HI

ZIP CODE: 96816

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Chartwell Real Estate Development

ADDRESS: 151 Innovation Drive

CITY: Irvine

STATE: CA

ZIP CODE: 92617

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*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.

James David Sonoda
Property Owner (Signature)*

JAMES DAVID SONODA
Property Owner (Print)

November 14 2025
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

January 12, 2026

VIA EMAIL

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

Re: *Justification Letter – Vacation and Abandonment of Patent Easements*
APNs: 163-33-301-009

To Whom It May Concern:

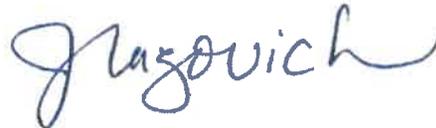
Please be advised, this Firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop warehouse buildings on the west side of Cimarron Road where Post Road terminates. The property is more particularly described as APN: 163-33-301-009 (the "Site"). As part of the design review and zone change for the proposed warehouse development, filed concurrently, the Applicant is also seeking to vacate and abandon patent easements.

Patent easements are located on the north, west, and south perimeters of the Site. Each patent easement is 33-foot wide. Patent easements are no longer required for the Site as the Site is accessible from Cimarron Road. Therefore, the Applicant is requesting to vacate and abandon the patent easements located on the Site.

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0093-SONODA, JAMES DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the front setback; **2)** reduce parking area landscaping; and **3)** increase retaining wall height.

DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone.

Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-301-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 9 feet 6 inches where 20 feet is required per Section 30.02.18B (a 52.5% reduction).
2. Reduce the number of required landscape islands where 1 landscape island is required for every 6 parking spaces per Section 30.04.01D.8.
3.
 - a. Increase retaining wall height to 10 feet along the side (north) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 233.3% increase).
 - b. Increase retaining wall height to 8 feet along the rear (west) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 166.7% increase).
 - c. Increase retaining wall height to 4 feet along the side (south) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 48 feet 2 inches (Building 1)/ 48 feet (Building 2)
- Square Feet: 49,719 (Building 1)/50,766 (Building 2)/100,485 (total)
- Parking Required/Provided: 100/84 (per a parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 proposed office/warehouse buildings on 5 acres located on the west side of Cimarron Road. Building 1 is 49,719 square feet and located on the northern portion of the property. Building 2 is 50,766 square feet and located in the southern portion of the property. Both buildings are set back 15 feet from the front property line to the east along Cimarron Road, with an additional setback reduction to 9 feet 6 inches for exterior stairs. Building 1 is setback 70 feet from the interior side property line to the north and 67 feet 11 inches from the rear property line to the west. Building 2 is set back 33 feet 7 inches from the interior side property line to the south, and 69 feet from the rear property line to the west. The site will be accessed by two, 39 foot wide driveways along Cimarron Road. A gated emergency access driveway is provided on the south side of the site. There are 84 parking spaces provided on the north and west sides of Buildings 1 and 2 including 5 EV capable and 3 EV installed parking spaces. A parking demand study prepared by a PTOE certified engineer has been provided to support a reduction in the provided parking from 100 required spaces to 84 spaces. The parking area includes 5 ADA spaces including 2 van accessible spaces. Steel rolling gates and swing gates are provided internally in the parking area. Loading docks with 5 dock level roll-up doors and 1 grade level roll-up door are provided on the west sides of each building. Several trash enclosures are proposed throughout the site. An 8 foot tall tubular steel fence is proposed around the perimeter of the site on top of retaining walls that are up to 10 feet in height.

Landscaping

The plan depicts street landscaping along Cimarron Road consisting of large trees planted 30 feet on center in two, 5 foot wide landscape strips on each side of a 5 foot detached sidewalk, except where the sight visibility zones prevent tree planting. A minimum of three, 5 gallon shrubs per tree are also provided in all street landscape areas. Within the parking lot, large trees are provided within the landscape islands, except for one island located west of Building 1. A waiver of development standards is requested to allow modifications to spacing of some islands and the locations of some trees along the west side of the property. This is proposed to prevent trees and islands from being hit by trucks accessing the loading areas.

Elevations

The plans indicate the proposed buildings will be up to 48 feet 2 inches high with concrete tilt-up construction with variations in roof parapet heights and wall articulations. The buildings feature concrete panels with 7 different colors and will also include aluminum storefront glazed window systems, anodized metal canopies, and decorative concrete. Loading dock doors are located at the rear of the buildings and will not be visible from the street.

Floor Plans

The plan indicates Building 1 which includes a 2,725 square foot mezzanine level and 5,000 square feet of office space located at the northwest and southwest corners of the building, and a 42,219 square foot warehouse. Building 2 includes a 2,500 square foot mezzanine level, and 2,500 square foot of office space located at the northwest corner of the building, and a 45,766 square foot warehouse. The main building entrances are located on the west side of the buildings, however, stairs are also provided on the east side of the building facing towards Cimarron Road.

Applicant's Justification

The increase in retaining wall height is required due to the amount of fill needed to balance and level the site. The applicant is seeking a waiver to reduce the required parking lot landscape by one island. The waiver is requested so that an island is not located in the middle of a loading area which would hamper a truck's ability to maneuver in and out of the area. The waiver to reduce the front setback and increase the architectural intrusions for the stairs will help to reduce the monolithic looks typically associated with a warehouse facility. An alternative landscape plan is also required to allow some of the trees in the parking area to be in other areas of the parking lot to avoid interference with trucks. A parking study provided indicates that the parking demand for the proposed use will be 67 parking spaces and 84 spaces will be provided. The site will not have cross access as the property to the south is already developed and the properties to the west and north are a part of the UNLV Technology Park of which the site is not a part.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Undeveloped
South	Business Employment	IP	Office/warehouse
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.5	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0091	A zone change from RS20 to IP is a companion item on this agenda.
VS-26-0092	A vacation and abandonment of easements is a companion item on this agenda.

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 reduced setback is a self-imposed hardship based on the design of the site. Therefore, staff cannot support this request.

Waiver of Development Standards #2

A waiver is requested to reduce the number of required landscape islands by 1 island along the west side of the site where there are more than 6 parking spaces in a row without an intervening island. However, the proper number of trees and shading are still provided in the parking area as there are additional trees provided, which shade the parking spaces north of Building 1. Staff could support this request; however, the other waivers and design review are not supported, therefore, staff recommends denial.

Waiver of Development Standards #3

Alternatives to over-height retaining walls, such as a series of 3 foot high tiered retaining walls with landscaped horizontal offsets, could be provided, which would reduce the impact on adjacent properties created by high walls. Therefore, staff cannot 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 proposed plans depict building materials that include the use of glass and painted concrete, and the building facades feature wall reveals, changes in surface colors and materials, and 2-foot roofline variations. Roll-up overhead doors for the loading areas are located to the rear of the warehouse buildings facing away from the street. Internal sidewalks connect the building entrances to the public sidewalk along Cimarron Road. The parking areas adjacent to the entrances at the west side of the buildings, including ADA spaces, are accessible from the sidewalks and ramps. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could support the design review, however, since the requested waivers are not supported, the design review is also not supported.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0091 & VS-26-0092 & WS-26-0093

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

UPPER/LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # APR-25-101578
ASSESSOR PARCEL #(s): 163-33-301-009

PROPERTY ADDRESS/ CROSS STREETS: Cimarron and Post

DETAILED SUMMARY PROJECT DESCRIPTION

A warehouse distribution facility

*Waiver and design review for warehouse distribution facility
Zone change from RS20 to IP
Vacation of Patent Easements*

PROPERTY OWNER INFORMATION

NAME: James David Sonoda
ADDRESS: 4228 Kalmanahila Street
CITY: Honolulu STATE: HI ZIP CODE: 96816
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Chartwell Real Estate Development
ADDRESS: 151 Innovation Drive
CITY: Irvine STATE: CA ZIP CODE: 92617
TELEPHONE: 000-000-0000 CELL 000-000-0000 ACELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACELA REFERENCE CONTACT ID # 164674

*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.

James David Sonoda
Property Owner (Signature)*

JAMES DAVID SONODA
Property Owner (Print)

November 14 2025
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
lazovich@kcnvlaw.com
D: 702.792.7050

February 12, 2026

VIA EMAIL

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

Re: *Justification Letter – Design Reviews for (1) Warehouse Buildings and (2) Increase Grade 3) Alternative Landscape Plan and Waiver of Development Standards to 1) Increase Retaining Wall Height and 2) Reduce Parking Lot Islands*

APNs: 163-33-301-009

To Whom It May Concern:

Please be advised, this Firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop warehouse buildings on the west side of Cimarron Road where Post Road terminates. The property is more particularly described as APN: 163-33-301-009 (the "Site"). In addition to the design review and related waivers for the proposed warehouse buildings, the Applicant has also filed concurrently with this application a conforming zone change from Residential Single-Family ("RS20") to Industrial Park ("IP") and a vacation and abandonment of patent easements.

DESIGN REVIEW

The Site is approximately 5.0 acres. The Site is surrounded by the UNLV Harry Technology Park on the north, west, and southwest. There is an existing warehouse building immediately to the south. Across Cimarron Road to the east is a single-family residential development.

The Applicant is proposing to develop two (2) warehouse buildings totaling 100,485 SF. Warehouse Building 1 will be approximately 49,719 SF which includes a 2,725 SF mezzanine level, 5,000 SF of office space, and 42,219 SF of warehouse area. Warehouse Building 1 will be located on the north half of the Site. Warehouse Building 2 will be approximately 50,766 SF which includes a 2,500 SF mezzanine level, 2,500 SF of office space, and 45,766 SF of warehouse area. Warehouse Building 2 will be located on the south half of the Site. Each building's proposed height will be up to approximately 46-feet. The buildings will be highly articulated with architectural enhancements including anodized metal canopy, storefront glazing, and concrete formliners.

The Site will be accessible from three (3) driveways with one driveway located along the north end of the Site, a second driveway in the middle between Warehouse Building 1 and 2, and

a third driveway located along the south end of the Site to align with the Post Road alignment. The Site will also have three (3) swinging gates, each a minimum of 8-feet tall. Two swings gates will be located along the west drive aisle with one swing gate located on the north side of the middle drive aisle and the second swing gate located on the south side of the middle drive aisle. The third swing gate will be located along the south drive aisle and will be for emergency access only. The Applicant will provide full off-site improvements along Cimarron Road including the requirement to provide a detached sidewalk.

The Site will provide 87 parking spaces where 100 parking spaces are required. However, pursuant to Title 30.04.04(E)(8), the Applicant has submitted a parking demand analysis prepared and stamped by licensed traffic engineer. As outlined in more detail, the analysis, the proposed projects anticipated parking demand is 67 parking spaces. Therefore, the proposed 87 parking spaces will surpass the anticipated parking demand.

The Site will not have cross access with the properties to the west and north. The properties to the west and north are part of the UNLV Technology Park and the Site is not part of that future development. Additionally, the property to the south is an already developed warehouse facility, and, therefore, there will be no cross access.

The Site design will also incorporate the following sustainability points:

- Landscaping
 - Title 30.04.05(J)(3)(1) – The Site will provide 10% or more than required landscaping. As such, this equals **1 point**.
 - Title 30.04.05(J)(3)(ii) – 95% or more of the plants will have low or very low water needs. As such, this equals **1 point**.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will provide a cool roof. As such, this equals **1 point**.
 - Title 30.04.05(J)(4)(ii)(b)(1) – The building will provide shade/awnings over 50% of the south/west windows and doors (this equals 1 point) plus an additional 25% for two additional windows and doors (this equals 2 points). As such, this totals **3 points**.
 - Title 30.04.05(J)(4)(ii)(c)(2) – The building will incorporate daylighting strategies. As such, this equals **0.5 points**.
 - Title 30.04.05(J)(4)(ii)(c)(5) – The building’s south and west facing windows will incorporate low-emissivity glass. As such, this equals **0.5 points**.

The Applicant is seeking an alternative landscape plan to allow for the placement of required trees to be planted in areas not specifically where code requires them to be planted. This is due to loading areas needed for the warehouse and required placement of utilities by NV Energy. The Applicant is exceeding the required number of trees. Title 30 requires 27 trees and the Applicant is providing 35 trees in total.

WAIVER OF DEVELOPMENT STANDARDS

- **Increase Retaining Wall Height**

Due to the need to increase fill, the Applicant is requesting to build a maximum 10-foot retaining wall with an 8-foot tubular fence on top along the north property line. The Applicant is also proposing to build a maximum 8 foot retaining wall with an 8-foot tubular fence on top along the west property line. The increase in retaining wall height is required due to the required fill to balance and level the Site.

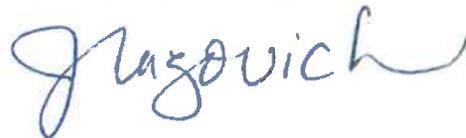
- **Parking Lot Landscape Island**

The Applicant is seeking a wavier to reduce the required parking lot landscape island by one island. The Applicant has provided the other islands and is seeking a wavier to reduce the required number of islands by one. The wavier being requested is to not have an island in the middle of the loading zone area. Having an island in the loading zone area hampers a trucks ability to maneuver in and out of the loading area.

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-101-004; 163-30-101-005; 163-30-101-023

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Tropicana Avenue. The vacation of right-of-way is necessary to accommodate the required detached sidewalk along the street. The plans also depict the vacation and abandonment of government patent easements within the boundaries of the project site. The easements are no longer needed for roadway or utility purposes and must be vacated to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0563-07	Reclassified the project site to C-1 zoning for an office complex	Approved by BCC	June 2007
DR-0858-03	Retail building with vehicle maintenance and repair	Approved by BCC	July 2003
DR-0675-02	Tavern	Approved by BCC	June 2002
ZC-0107-01	Reclassified a portion of the project site to C-1 zoning for a shopping center - expired	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RM32 & RM50	Multi-family residential & commercial building, vehicle maintenance & repair, retail building, & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	CG	Assisted/independent living facility
East	Corridor Mixed Use (less than 18 du/ac)	CG	Vehicle maintenance & repair, retail building, & undeveloped

Related Applications

Application Number	Request
WS-26-0107	Waivers of development standards and a design review for a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 20 foot drive aisles are not code compliant.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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): WS-26-0107 & VS-26-0108

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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 # 25-101881

ASSESSOR PARCEL #(s): 163-30-101-004 & 163-30-101-005 & 023

PROPERTY ADDRESS/ CROSS STREETS: Tropicana Ave/Grand Canyon Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of a Commercial Development & Waivers of Development Standards & Vacation of existing ROW and Patent Easements

PROPERTY OWNER INFORMATION

NAME: Summerlin Gateway Plaza, LLC

ADDRESS: 8350 W. Sahara Ave #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Summerlin Gateway Plaza, LLC

ADDRESS: 8350 W. Sahara Ave #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 407-949-7615

ACCELA REFERENCE CONTACT ID # 289392

*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)*

Haskel Iny

Property Owner (Print)

Date

11/26/2025

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

February 17, 2026

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

**Re: *Justification Letter –Design Review and Waivers of Development Standards for
Commercial Plaza Development
Summerlin Gateway Plaza, LLC
APNs: 163-30-101-004 & 005***

To Whom It May Concern:

Please be advised this firm represents Summerlin Gateway Plaza, LLC (the “Applicant”) in the above referenced matter. The site is approximately 9.24 acres generally located south of Tropicana Avenue and west of Grand Canyon Drive. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-30-101-004 & 005 (the “Site”). The Site has a planned land use designation of Neighborhood Commercial (NC) and a zoning designation of Commercial General (CG). The Applicant is requesting a design review for a commercial retail shopping center with retail, quick service restaurants, vehicle repair, and a health club.

In the CG zoning district, vehicle maintenance and repair is a conditional use, restaurants and related facilities are permitted, personal services (health club) are permitted, and retail is conditional use. For vehicle maintenance and repair in the nonresidential zoning districts (which CG is), a facility and all activities, including the parking of vehicles and equipment to be serviced, shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency, unless separated by an arterial or collector street or buffered by a building. All vehicle maintenance and repair activities must occur within an enclosed building except that outdoor smog check activities may occur outside if related equipment is stored within an enclosed building. Retail simply states that retail sales of firearms and ammunition is only permissible in the CG, IP, and IL districts.

Immediately to the east of the Site is existing commercial development. To the south there exists residential development with a zoning category of RS3.3. To the north and to the west is multi-family development. However, the multi-family development to the west is zoned CG. Therefore 30.04.06 should not apply. 30.04.06(B), which governs the application of the residential adjacency standards, does not include where commercial zoning districts are adjacent to one another even if multi-family use is in the commercial zoning district. Notably, section B includes nonresidential development adjacent to any RM zoning district and adjacent to a manufactured or tiny home park, regardless of the zoning district where such park is located, but the application of residential adjacency is not included for multi-family in commercial zoning districts. This could

have been explicitly stated in the applicability section but it is not. Therefore, residential adjacency standards should not be applied for the western boundary of the Site.

By way of history, the zoning for the Site was established via ZC-0563-07. ZC-0563-07 also approved plans for an office park on the Site. The conditions of approval did not contain an expiration date and stated no resolution of intent. However, the plans approved in ZC-0563-07 were never commenced and over 15 years have passed since the approval of the plans in ZC-0563-07. The design review of ZC-0563-07 and the associated conditions of approval should be expunged to allow this Site to be developed independent of 15-year-old plans that were never commenced. We respectfully request the expungement of the design review associated with ZC-0563-07.

Design Review

The Applicant is proposing to develop a commercial retail shopping center on the Site consisting of retail shops, quick service restaurants, vehicle maintenance and repair facility, and a health club. The Site will be accessed off of Tropicana Avenue at the north of the Site. There will be two access points. There will also be cross access provided at the northeastern portion of the Site to the existing development and parking lot to the east. 480 parking spaces are provided on Site meeting Title 30 requirements. Accessible parking, EV capable, EV installed, and bicycle parking are all provided according to Title 30 requirements.

There are two quick service restaurants prominently located near the main entrance along Tropicana Avenue. Both are approximately 3,300 square feet. There are three retail buildings on Site. Shops A is 11,308 square feet at the northwest portion of the Site with seven retail suites within the building. Shops B is 12,158 square feet at the south end of the Site with seven retail suites. Shops C is 7,075 square feet at the northeast portion of the Site with five retail suites. All of the retail buildings have a maximum height of 33 feet. All of the buildings have a sleek, modern look with a combination of grey and black with composite wood features, grey brick features, and dark steel channels.

The health club boasts a similar aesthetic to the retail buildings and is being proposed as an EOS Fitness. The health club is 40,000 square feet at the southern end of the Site adjacent to Shops B. The health club is two-story with a maximum height of 35 feet. The health club also has a 2,000 square foot outdoor exercise area. The outdoor exercise area is not outdoor storage. It is a personal services use. There is no provision in Title 30 prohibiting or restricting outdoor exercise areas or subjecting outdoor exercise areas to residential adjacency standards.

The vehicle maintenance and repair facility is located on the east boundary line of the Site. The vehicle maintenance and repair facility is located greater than 200 feet from existing residential and all activities will occur within the enclosed building. The vehicle maintenance and repair facility also sports the same design and exterior aesthetic as the retail shops and health club for a uniform look within the commercial plaza. It is 7,309 square feet with seven bays. The building and the overhead doors for the service bays face west toward the rest of the commercial development. The building has a maximum height of 27 feet.

The Applicant requests an alternative landscape plan for the street landscaping due to the distribution and spacing of the trees, but the Applicant provides 22 trees where 10 are required. The alternative landscape plan maintains attractive landscaping incorporated into the Site design. The street landscaping will be aesthetically pleasing for patrons, passers-by, and neighbors. The Applicant also requests an alternative landscape plan for parking lot and perimeter landscaping. The Applicant is providing 146 trees where 73 trees are required. This will help to mitigate the urban heat island effect while enhancing the look of the commercial center. In addition, there are hundreds of shrubs on Site. The Applicant provides 260 trees overall, meeting the required number of trees.

The Applicant proposes a cohesive commercial development for the Site. The Site is already zoned commercial. The commercial development will serve both the existing multi-family development residents and the nearby single-family development residents. The vehicle maintenance and repair facility is set back sufficiently from existing residential with the bay doors facing west toward the rest of the Site and the multi-family to the west. There will not be any adverse impacts to the nearby communities as this Site is intended for commercial development and is served by a major arterial, Tropicana Avenue. The health club will enhance the well-being of nearby residents. The Site is perfectly situated for a commercial plaza and the Applicant intends to develop the Site as it was intended by the Master Plan and the zoning designation.

The proposed development meets Clark County's sustainability point goal for non-residential development:

- Providing 10% more trees than required by Title. (1 point)
- Providing 95% or more of plants that have low or very low water needs. (1 point)
- Providing mature tree canopies to cover at least 50% of paved parking. (1 point)
- Providing bicycle charging. (1/2 point)
- Providing cool roofs. (1 point)
- Orienting roofs within 30 degrees of true east-west & flat or sloped to the south. (1 point)
- Providing daylighting strategies to minimize artificial lighting. (1/2 point)
- Providing floor to ceiling heights of 11 feet on all floors. (1/2 point)
- Providing low-emissivity glass on all south & west facing windows. (1/2 point)

The proposed development provides 7 sustainability points, matching the goal for non-residential development. By incorporating sustainability features into the development, the

proposed development benefits the County's health and well-being by reducing urban heat island effect while also minimizing consumptive water use.

Waivers of Development Standards

1. The Applicant requests a waiver of residential adjacency standards requiring an 8' decorative wall at the south property line. Currently, there is an existing screen wall. The 8' decorative wall would be a redundant wall. The Applicant is providing 15' of landscaping for the majority of the area and requests to keep the existing wall as is without a redundant wall. In the southeast portion of the boundary line, the Applicant requests to eliminate the 15 feet of landscaping. There will still be 15 feet but there is necessary riprap for drainage purposes that will not enable us to landscape the area.
2. The Applicant requests a throat depth waiver for the access point near the west property line to 6' where a throat depth of 150' is required. There is adequate room for patrons of the shopping center to pull into the parking lot to find parking. There is also an additional access on Tropicana with adequate throat depth. There are no access gates. Throat depth waivers for commercial developments on Tropicana are common. Stacking on Tropicana will not be an issue.
3. The Applicant requests a waiver to allow (1) a retaining wall with a maximum height of 6 feet at the southern portion of the western boundary of the Site, and (2) a retaining wall with a maximum height of 5 feet at the southern boundary of the Site where 3 feet is the maximum permitted by Code. The retaining walls at the south and southwest portions of the Site are necessary for proper grading and drainage of the Site. The Site breaks west to east requiring cut and retaining walls to better develop the Site. The retaining walls will not have any adverse impacts on neighboring properties as they will not be visible to neighboring properties.
4. The Applicant requests a waiver to allow 485 parking spaces where 245 parking spaces is the maximum per Code. While increasing the parking count by more than 200 spaces may seem like a big ask, the parking calculation is based upon shopping center parking calculations. However, if these uses were parceled out or standalone uses, the maximum number of parking spaces permitted by code would be 468 parking spaces. That is only 17 parking spaces less than currently provided. The additional parking spaces are necessary for the large scale commercial plaza especially one with a large gym as the anchor tenant. The large gyms can get very crowded and require a lot of parking. The large gyms especially need this parking during peak hours. Urban heat island concerns are mitigated by the 46 parking lot trees provided. The increase in parking spaces is warranted.

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



Mark W. Mulhall

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) increase retaining wall height; 4) increase maximum parking; and 5) reduce throat depth.

DESIGN REVIEW for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone.

Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-101-004; 163-30-101-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow the largest structure (health club) in a multi-building development not within the core of the development where required per Section 30.04.06G.
 - b. Allow parking areas for nonresidential development within 30 feet of a residential district where not permitted per Section 30.04.06L.
2.
 - a. Allow an existing 6 foot high screen wall along the south property line to remain where an 8 foot decorative screen wall is required per Section 30.04.02C.
 - b. Reduce the landscape buffer width along a portion of the south property line (western half) to 10 feet where 15 foot is the minimum required per Section 30.04.02C (a 33.4% reduction).
 - c. Allow a single row of evergreen trees along a portion of the south property line (western half) where buffers require a double row of evergreen trees each row planted offset from one another per Section 30.04.02C.
 - d. Eliminate the landscape buffer along a portion of the southeast property line (eastern half) where a 15 foot wide landscape buffer consisting of a double row of evergreen trees each row planted offset from one another is required per Section 30.04.02C.
3.
 - a. Increase the height of the retaining wall along a portion of the south property line to 5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 66.7% increase).
 - b. Increase the height of the retaining wall along a portion of the west property line to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
4. Increase parking to 418 parking spaces where a maximum of 245 parking spaces are allowed per Section 30.04.04D (a 70.6% increase).

5. Reduce throat depth for a proposed driveway located at the northwest corner of the site to 6 feet where a minimum throat depth of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.88 (project site)/9.24(overall)
- Project Type: Shopping center
- Number of Stories: 1 (Retail A through C, restaurants, and vehicle maintenance and repair)/ 2 (Health club)
- Building Height (feet): 32.5 (Retail A through C, and vehicle maintenance and repair)/19 (Restaurants 1 & 2)/35 (Health club)
- Square Feet: 11,308 (Retail A)/12,158 (Retail B)/7,075 (Retail C)/3,500 (Restaurants 1 & 2)/7,309 (Vehicle maintenance and repair)/40,000 (Health club)
- Parking Required/Maximum Allowed/Provided: 213/245/451 (including 18 accessible spaces and 15 EV installed spaces)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed shopping center consisting of 6 buildings located on 7.88 acre portion of a 9.24 acre site. A restaurant with a drive-thru, a vehicle maintenance and repair facility, and a retail building are located at the northeast corner of the site. A retail building and a restaurant, which both include drive-thru lanes, are proposed at the northwest corner of the shopping center. The sixth building, which includes a health club and tenant spaces for commercial uses, is located at the southwest portion of the site. The southeast corner of the site is not a part of this application and will be part of a future development. The primary means of access to the site is granted via a centrally located driveway along the north property line, adjacent to Tropicana Avenue. A secondary point of access is granted via a proposed commercial driveway located at the northwest corner of the site, also adjacent to Tropicana Avenue. The shopping center requires 213 parking spaces where a maximum of 245 spaces are allowed and 451 parking spaces are provided. Fifteen EV installed and 49 EV capable parking spaces are distributed throughout the site. A 5 foot wide detached sidewalk is proposed along Tropicana Avenue.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Tropicana Avenue. Trees, shrubs, and ground cover are planted along the street frontage in accordance with Title 30. A landscape strip, measuring a minimum of 8 feet in width, is proposed along the west property line adjacent to an existing assisted/independent living facility. A double-row of evergreen trees, planted 20 feet on center, are proposed within this strip. A landscape strip, measuring a minimum of 10 feet

in width and consisting of evergreen trees, is located along a portion of the south property line (western half), adjacent to an existing single-family residential development. After the 10 foot wide landscape strip, a 5 foot high retaining wall is located, followed by an additional 5 foot wide landscape strip consisting of evergreen trees. Due to the presence of the retaining wall and the change in elevation, the landscaping is not provided as one continuous buffer along this portion of the property line, thereby necessitating a waiver of development standards to allow a 10 foot wide landscape buffer immediately adjacent to the neighboring residential properties.

A total of 146 trees are planted within the interior of the parking lot where 73 trees are required. An alternative landscape plan is requested as landscape islands are not provided for every 6 parking spaces.

Elevations

Below is a table reflecting the height and materials for each building.

Building	Height (in feet)	Materials
Retail A	32.5	Painted concrete, composite wood cladding, steel canopies, aluminum storefront window systems
Retail B*	32.5	
Retail C	32.5	
Vehicle maintenance & repair facility	32.5	
Restaurants 1 & 2	19	
Health club*^	35	The health club consists of painted concrete, brick, reveals, and an aluminum storefront window system

*The health club and retail B are attached and function as one building.

Five overhead roll-up doors, facing towards the interior of the shopping center, are located on the west elevation of the vehicle maintenance and repair facility. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The buildings within the shopping center will be painted with neutral colors.

Floor Plans

The floor plans for each building, with the exception of the health club, consist of shell space with the future interior configuration to be determined by the needs of the individual tenant. Below is a table reflecting the area of the buildings within the shopping center:

Building	Area (in square feet)
Retail A	11,308
Retail B	12,158
Retail C	7,075
Vehicle maintenance & repair facility	7,309
Restaurants 1 & 2	3,500 (each building)
Health club	40,000 plus 2,000 square feet outdoor area
Total Building Area	84,850

The health club consists of 2 stories with the first floor featuring multiple exercise areas, locker rooms, offices, lobby and reception area, and offices. The second floor of the club includes multiple exercise areas, restrooms, and storage areas.

Applicant's Justification

There will still be an area measuring 15 feet along the south property line but there is necessary riprap for drainage purposes that will not enable landscaping in the area. There is not a need for a redundant wall and the retaining wall is necessary in this location along the south property line. There is adequate room for patrons of the shopping center to pull into the parking lot to find parking. There is also an additional access on Tropicana Avenue with adequate throat depth. There are no access gates. Throat depth waivers for commercial developments on Tropicana Avenue are common. Stacking on Tropicana Avenue will not be an issue. The retaining walls at the south and southwest portions of the site are necessary for proper grading and drainage of the site. The site breaks west to east requiring cut and retaining walls to better develop the site. The retaining walls will not have any adverse impacts on neighboring properties as they will not be visible to neighboring properties. If these uses within the shopping center were parceled out or standalone uses, the maximum number of parking spaces permitted by code would be 468 parking spaces. That is only 17 parking spaces less than currently provided. The additional parking spaces are necessary for the large scale commercial plaza especially one with a large gym as the anchor tenant. The large gyms can get very crowded and require a lot of parking. The large gyms especially need this parking during peak hours. The applicant is providing 146 trees where 73 trees are required. This will help to mitigate the urban heat island effect while enhancing the look of the commercial center. The health club is appropriately placed at the south property line to allow for parking and pedestrian connectivity within the site. The health club should be located where proposed on the plan to allow for adequate parking for the health club and the other shops within the development. This allows a more comprehensive design with the health club located at the rear. The parking spaces at the southeast corner are separated from the existing residential by the riprap for drainage. This will not negatively impact the existing residences as there will be the riprap, an existing wall and the houses rear yard setbacks separating the parking spaces to the existing development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0563-07	Reclassified the project site to C-1 zoning for an office complex	Approved by BCC	June 2007
ZC-0107-01	Reclassified a portion of the project site to C-1 zoning for a shopping center - expired	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32 & RM50	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Neighborhood Commercial	CG	Assisted/independent living facility
East	Corridor Mixed Use (less than 18 du/ac)	CG	Vehicle maintenance & repair, retail building, & undeveloped

Related Applications

Application Number	Request
VS-26-0108	A vacation and abandonment for government patent easements and right-of-way is a companion item on this agenda.

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.

Waivers of Development Standards #1a

The purpose of requiring the location of the largest structure within the core of a multi-building development is to lessen the impact the structure may potentially have on adjacent residential uses. In this particular case, the largest structure being the proposed 2 story health club located at the southwest corner of the site. The grade of the shopping center is slightly lower than the existing single-family residential development to the south. However, there is a mixture of 1 and 2 story residences immediately south of the 2 story health club. Staff is concerned the 2 story health club may potentially impact the adjacent single-family residences; therefore, recommends denial.

Waiver of Development Standards #1b

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. The intent of limiting parking spaces within 30 feet of residential zoning districts, when not separated by a building or otherwise appropriately buffered with the required buffering and screening requirements, is to limit the impact vehicles may have on surrounding single-family residences.

Due to the lack of a landscape buffer within this area, which is required to mitigate any negative impacts on the adjacent residential development, staff cannot support this request.

Waiver of Development Standards #2a

Staff recognizes that the grade of the shopping center is lower than the adjacent single-family residential development to the south. Although the lower elevation may mitigate some impacts of maintaining the existing 6 foot high wall instead of the required 8 foot high wall, the absence of the required landscape buffer along a portion of the south property line (eastern half), and the reduced width of the required landscape buffer along the other portion of the south property line (western half), in combination with only a 6 foot high wall, will not adequately lessen the potential adverse impacts of the proposed use on the less intensive residential uses to the south.

Waiver of Development Standards #2b & 2c

There is approximately a 5 foot grade difference between the two landscape strips, which limits the effectiveness of the buffer as intended. The retaining wall could be relocated to allow for one continuous landscape buffer strip. Therefore, staff recommends denial of this request.

Waiver of Development Standards #2d

Staff finds that the request to eliminate the required landscape buffer along a portion of the south property line (eastern half) constitutes a self-imposed hardship and may negatively impact the adjacent residential development, particularly given the absence of the required 8 foot high wall. Therefore, staff recommends denial of this request.

Waiver of Development Standards #3

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. The applicant indicates the increase in retaining wall height is a result of drainage and sewer design considerations. Staff typically does not support increases to retaining wall height; however, the increase to the retaining wall height should have minimal impact on the adjacent properties. The property to the west is located within a CG zoning district and is developed as an assisted/independent living facility. The single-family residential development to the south has a slightly higher grade than the project site, which should lessen the impact of this waiver request. However, since staff is not supporting the other waivers of development standards and design review associated with this application, staff recommends denial of this request.

Waiver of Development Standards #4

The intent of limiting the maximum number of parking spaces within non-residential development is to reduce the urban heat island effect and additional stormwater runoff. The applicant indicates additional parking is necessary due to the anchor tenant, a health club, which typically generates a large membership resulting in an increased demand for parking. Staff recognizes that certain uses may generate the need for additional parking. However, staff has several concerns with the design of site, with the main concern being the equitable distribution of parking lot landscaping throughout the shopping center and the lack of landscape finger islands every 6 spaces. Staff finds the parking lot can be redesigned to ensure a more equitable distribution of trees to compensate for the excessive number of parking spaces. Therefore, staff cannot support this request.

Design Review

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

Staff finds the buildings within the shopping center feature a consistent and unified design theme. However, staff has several concerns with the overall design of the shopping center. Staff is concerned with the lack of pedestrian connectivity between the buildings within the project site. Given the nature of the proposed uses within the development, which generate a higher volume of pedestrian and vehicular traffic, staff finds the absence of interior walkways may potentially create conflicts between automobiles and pedestrians. Staff also finds the disbursement of trees within the shopping center a may not provide an equitable distribution of shade within the parking lot. Although the required trees have been provided by placing 3 trees within the landscape finger islands, the parking lot can be redesigned to include a minimum of 1 landscape finger island for every 6 parking spaces, to better distribute the trees throughout the shopping center. With the current design, the majority of the site is designed with 1 landscape finger island for every 7 parking spaces or more, resulting in an inequitable distribution of shade within the parking lot. Lastly, staff is concerned with the location of the loading space in proximity to the driveway located at the northwest corner of the site, along Tropicana Avenue. The location of the loading space creates potential conflict with vehicles entering and exiting the site. Based on the totality of the waivers of development standards associated with this application, in addition to staff's concerns with the design of the shopping center, staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #5

With the high volume of traffic on Tropicana Avenue, the request to eliminate throat depth is excessive and will cause stacking in the right-of-way. Furthermore, the parcel to the west has an existing driveway adjacent to the proposed driveway, which limits sight visibility and will create conflicting movements from both driveways. Therefore, staff cannot support this 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:

- Expunge the design review associated with ZC-0563-07;

- 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;
- Full off-site improvements;
- 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 devices;
- No access from the west driveway on Tropicana Avenue.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 20 foot drive aisles are not code compliant.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0432-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK MULHALL
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): WS-26-0107 & VS-26-0108

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/10/26

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. _____ 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. 04/08/26 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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 # 25-101881

ASSESSOR PARCEL #(s): 163-30-101-004 & 163-30-101-005 & 023

PROPERTY ADDRESS/ CROSS STREETS: Tropicana Ave/Grand Canyon Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of a Commercial Development & Waivers of Development Standards & Vacation of existing ROW and Patent Easements

PROPERTY OWNER INFORMATION

NAME: Summerlin Gateway Plaza, LLC

ADDRESS: 8350 W. Sahara Ave #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Summerlin Gateway Plaza, LLC

ADDRESS: 8350 W. Sahara Ave #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 407-949-7615

ACCELA REFERENCE CONTACT ID # 289392

*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)*

Haskell Iny

Property Owner (Print)

Date

11/26/2025

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

February 17, 2026

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter –Design Review and Waivers of Development Standards for
Commercial Plaza Development
Summerlin Gateway Plaza, LLC
APNs: 163-30-101-004 & 005***

To Whom It May Concern:

Please be advised this firm represents Summerlin Gateway Plaza, LLC (the “Applicant”) in the above referenced matter. The site is approximately 9.24 acres generally located south of Tropicana Avenue and west of Grand Canyon Drive. The site is more particularly described as Assessor’s Parcel Numbers (“APN”) 163-30-101-004 & 005 (the “Site”). The Site has a planned land use designation of Neighborhood Commercial (NC) and a zoning designation of Commercial General (CG). The Applicant is requesting a design review for a commercial retail shopping center with retail, quick service restaurants, vehicle repair, and a health club.

In the CG zoning district, vehicle maintenance and repair is a conditional use, restaurants and related facilities are permitted, personal services (health club) are permitted, and retail is conditional use. For vehicle maintenance and repair in the nonresidential zoning districts (which CG is), a facility and all activities, including the parking of vehicles and equipment to be serviced, shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency, unless separated by an arterial or collector street or buffered by a building. All vehicle maintenance and repair activities must occur within an enclosed building except that outdoor smog check activities may occur outside if related equipment is stored within an enclosed building. Retail simply states that retail sales of firearms and ammunition is only permissible in the CG, IP, and IL districts.

Immediately to the east of the Site is existing commercial development. To the south there exists residential development with a zoning category of RS3.3. To the north and to the west is multi-family development. However, the multi-family development to the west is zoned CG. Therefore 30.04.06 should not apply. 30.04.06(B), which governs the application of the residential adjacency standards, does not include where commercial zoning districts are adjacent to one another even if multi-family use is in the commercial zoning district. Notably, section B includes nonresidential development adjacent to any RM zoning district and adjacent to a manufactured or tiny home park, regardless of the zoning district where such park is located, but the application of residential adjacency is not included for multi-family in commercial zoning districts. This could

have been explicitly stated in the applicability section but it is not. Therefore, residential adjacency standards should not be applied for the western boundary of the Site.

By way of history, the zoning for the Site was established via ZC-0563-07. ZC-0563-07 also approved plans for an office park on the Site. The conditions of approval did not contain an expiration date and stated no resolution of intent. However, the plans approved in ZC-0563-07 were never commenced and over 15 years have passed since the approval of the plans in ZC-0563-07. The design review of ZC-0563-07 and the associated conditions of approval should be expunged to allow this Site to be developed independent of 15-year-old plans that were never commenced. We respectfully request the expungement of the design review associated with ZC-0563-07.

Design Review

The Applicant is proposing to develop a commercial retail shopping center on the Site consisting of retail shops, quick service restaurants, vehicle maintenance and repair facility, and a health club. The Site will be accessed off of Tropicana Avenue at the north of the Site. There will be two access points. There will also be cross access provided at the northeastern portion of the Site to the existing development and parking lot to the east. 480 parking spaces are provided on Site meeting Title 30 requirements. Accessible parking, EV capable, EV installed, and bicycle parking are all provided according to Title 30 requirements.

There are two quick service restaurants prominently located near the main entrance along Tropicana Avenue. Both are approximately 3,300 square feet. There are three retail buildings on Site. Shops A is 11,308 square feet at the northwest portion of the Site with seven retail suites within the building. Shops B is 12,158 square feet at the south end of the Site with seven retail suites. Shops C is 7,075 square feet at the northeast portion of the Site with five retail suites. All of the retail buildings have a maximum height of 33 feet. All of the buildings have a sleek, modern look with a combination of grey and black with composite wood features, grey brick features, and dark steel channels.

The health club boasts a similar aesthetic to the retail buildings and is being proposed as an EOS Fitness. The health club is 40,000 square feet at the southern end of the Site adjacent to Shops B. The health club is two-story with a maximum height of 35 feet. The health club also has a 2,000 square foot outdoor exercise area. The outdoor exercise area is not outdoor storage. It is a personal services use. There is no provision in Title 30 prohibiting or restricting outdoor exercise areas or subjecting outdoor exercise areas to residential adjacency standards.

The vehicle maintenance and repair facility is located on the east boundary line of the Site. The vehicle maintenance and repair facility is located greater than 200 feet from existing residential and all activities will occur within the enclosed building. The vehicle maintenance and repair facility also sports the same design and exterior aesthetic as the retail shops and health club for a uniform look within the commercial plaza. It is 7,309 square feet with seven bays. The building and the overhead doors for the service bays face west toward the rest of the commercial development. The building has a maximum height of 27 feet.

The Applicant requests an alternative landscape plan for the street landscaping due to the distribution and spacing of the trees, but the Applicant provides 22 trees where 10 are required. The alternative landscape plan maintains attractive landscaping incorporated into the Site design. The street landscaping will be aesthetically pleasing for patrons, passers-by, and neighbors. The Applicant also requests an alternative landscape plan for parking lot and perimeter landscaping. The Applicant is providing 146 trees where 73 trees are required. This will help to mitigate the urban heat island effect while enhancing the look of the commercial center. In addition, there are hundreds of shrubs on Site. The Applicant provides 260 trees overall, meeting the required number of trees.

The Applicant proposes a cohesive commercial development for the Site. The Site is already zoned commercial. The commercial development will serve both the existing multi-family development residents and the nearby single-family development residents. The vehicle maintenance and repair facility is set back sufficiently from existing residential with the bay doors facing west toward the rest of the Site and the multi-family to the west. There will not be any adverse impacts to the nearby communities as this Site is intended for commercial development and is served by a major arterial, Tropicana Avenue. The health club will enhance the well-being of nearby residents. The Site is perfectly situated for a commercial plaza and the Applicant intends to develop the Site as it was intended by the Master Plan and the zoning designation.

The proposed development meets Clark County's sustainability point goal for non-residential development:

- Providing 10% more trees than required by Title. (1 point)
- Providing 95% or more of plants that have low or very low water needs. (1 point)
- Providing mature tree canopies to cover at least 50% of paved parking. (1 point)
- Providing bicycle charging. (1/2 point)
- Providing cool roofs. (1 point)
- Orienting roofs within 30 degrees of true east-west & flat or sloped to the south. (1 point)
- Providing daylighting strategies to minimize artificial lighting. (1/2 point)
- Providing floor to ceiling heights of 11 feet on all floors. (1/2 point)
- Providing low-emissivity glass on all south & west facing windows. (1/2 point)

The proposed development provides 7 sustainability points, matching the goal for non-residential development. By incorporating sustainability features into the development, the

proposed development benefits the County's health and well-being by reducing urban heat island effect while also minimizing consumptive water use.

Waivers of Development Standards

1. The Applicant requests a waiver of residential adjacency standards requiring an 8' decorative wall at the south property line. Currently, there is an existing screen wall. The 8' decorative wall would be a redundant wall. The Applicant is providing 15' of landscaping for the majority of the area and requests to keep the existing wall as is without a redundant wall. In the southeast portion of the boundary line, the Applicant requests to eliminate the 15 feet of landscaping. There will still be 15 feet but there is necessary riprap for drainage purposes that will not enable us to landscape the area.
2. The Applicant requests a throat depth waiver for the access point near the west property line to 6' where a throat depth of 150' is required. There is adequate room for patrons of the shopping center to pull into the parking lot to find parking. There is also an additional access on Tropicana with adequate throat depth. There are no access gates. Throat depth waivers for commercial developments on Tropicana are common. Stacking on Tropicana will not be an issue.
3. The Applicant requests a waiver to allow (1) a retaining wall with a maximum height of 6 feet at the southern portion of the western boundary of the Site, and (2) a retaining wall with a maximum height of 5 feet at the southern boundary of the Site where 3 feet is the maximum permitted by Code. The retaining walls at the south and southwest portions of the Site are necessary for proper grading and drainage of the Site. The Site breaks west to east requiring cut and retaining walls to better develop the Site. The retaining walls will not have any adverse impacts on neighboring properties as they will not be visible to neighboring properties.
4. The Applicant requests a waiver to allow 485 parking spaces where 245 parking spaces is the maximum per Code. While increasing the parking count by more than 200 spaces may seem like a big ask, the parking calculation is based upon shopping center parking calculations. However, if these uses were parceled out or standalone uses, the maximum number of parking spaces permitted by code would be 468 parking spaces. That is only 17 parking spaces less than currently provided. The additional parking spaces are necessary for the large scale commercial plaza especially one with a large gym as the anchor tenant. The large gyms can get very crowded and require a lot of parking. The large gyms especially need this parking during peak hours. Urban heat island concerns are mitigated by the 46 parking lot trees provided. The increase in parking spaces is warranted.

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



Mark W. Mulhall