



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 28, 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 April 14, 2026. (For possible action)
- IV. Approval of the Agenda for April 28, 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)
 - Desert Breeze Baseball Complex Grand Opening May 2, 2026, from 10:00am to 1:00pm. The complex includes 4 junior size fields and the first all-inclusive adaptive field for players with physical and cognitive disabilities built by Clark County. The Grand Opening will feature Little League games, activities for children, traditional ballpark food and a dedication ceremony naming the all-inclusive field after Mike Aker in honor of his 22-year service as the Nevada District 4 Little league Administrator.

VI. Planning and Zoning

1. **UC-26-0142-GALLERIA CENTER, LLC:**
USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) **04/21/26**
2. **ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action) **05/06/26 BCC**
3. **UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action) **05/06/26 BCC**

4. **ET-26-400028 (UC-23-0014)-WELL DONE, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley. AB/jm/cv (For possible action) **05/19/26 PC**

5. **PA-26-700005-DIAMOND EDMOND, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley. MN/md (For possible action) **05/19/26 PC**

6. **ZC-26-0070-DIAMOND EDMOND, LLC:**
ZONE CHANGE to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action) **05/19/26 PC**

7. **VS-26-0071-DIAMOND EDMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue, and Edmond Street and Mohawk Street; a portion of right-of-way being Oquendo Road located between Edmond Street and Mohawk Street; a portion of right-of-way being Edmond Street located between Oquendo Road and Quail Avenue; and a portion of right-of-way being Quail Avenue located between Edmond Street and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action) **05/19/26 PC**

8. **WS-26-0072-DIAMOND EDMOND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 4.12 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Oquendo Road and west of Edmond Street within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**

9. **PA-26-700014-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.21 acres. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/gc (For possible action) **05/19/26 PC**

10. **ZC-26-0182-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
ZONE CHANGE to reclassify 4.21 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley (description on file). MN/gc (For possible action) **05/19/26 PC**

11. **VS-26-0181- ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
VACATE AND ABANDON portions of right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action) **05/19/26 PC**

12. **WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) increase wall height; 3) increase retaining wall height; 4) reduce back of curb radius; and 5) alternative driveway geometrics.
DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**

13. **TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**

14. **PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action) **05/19/26 PC**

15. **ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action) **05/19/26 PC**

16. **VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action) **05/19/26 PC**
17. **WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.
DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action) **05/19/26 PC**
18. **WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ET AL & HANCOCK RANDALL:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action) **05/19/26 PC**
19. **TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ETAL & HANCOCK RANDALL:**
TENTATIVE MAP consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action) **05/19/26 PC**
20. **VS-26-0176-TOMPKINS PLAZA, LLC:**
VACATE AND ABANDON portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pee Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley (description on file). JJ/mh/cv (For possible action) **05/20/26 BCC**
21. **UC-25-0033-TOMPKINS PLAZA, LLC:**
AMENDED HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height (no longer needed); 3) increase maximum parking (no longer needed); 4) modify residential adjacency standards; 5) allow attached sidewalks (no longer needed); 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) **05/20/26 BCC**

22. **VS-26-0169-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/rr/cv (For possible action) **05/20/26 BCC**
23. **UC-26-0170-UNLV RESEARCH FOUNDATION:**
USE PERMITS for the following: 1) hospital; and 2) heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce loading spaces; and 3) allow modified driveway geometrics.
DESIGN REVIEWS for a proposed hospital and heliport on 32.19 acres in an IP (Industrial Park) Zone. Generally located east of Durango Drive and south of Patrick Lane within Spring Valley. MN/rr/cv (For possible action) **05/20/26 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: May 12, 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>

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0170-UNLV RESEARCH FOUNDATION:

USE PERMITS for the following: 1) hospital; and 2) heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce loading spaces; and 3) allow modified driveway geometries.

DESIGN REVIEWS for a proposed hospital and heliport on 32.19 acres in an IP (Industrial Park) Zone.

Generally located east of Durango Drive and south of Patrick Lane within Spring Valley. MN/r/cv (For possible action)

RELATED INFORMATION:

APN:

163-33-301-001; 163-33-301-002; 163-33-301-007; 163-33-301-008; 163-33-301-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 150 feet where 50 feet is the maximum height allowed per Section 30.02.18B (a 200% increase).
2. Reduce loading spaces to 2 spaces where 32 spaces are required per Section 30.04.04I (a 94% reduction).
3.
 - a. Reduce the driveway throat depth along Patrick Lane to 11 feet where 150 feet is required per USD 222.1 (a 93% reduction).
 - b. Reduce the driveway throat depth along Patrick Lane to 4 feet where 150 feet is required per USD 222.1 (a 97% reduction).
 - c. Reduce the driveway throat depth along Jim Rogers Way to 92 feet for a driveway where 150 feet is required per USD 222.1 (a 39% reduction).
 - d. Reduce the driveway throat depth along Durango Drive to 146 feet where 150 feet is required per USD 222.1 (a 3% reduction).
 - e. Reduce the distance of a callbox from the property line along Jim Rogers Way to 73 feet where 100 feet is required per USD 222.1 (a 27% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.19

- Project Type: Hospital with medical offices and heliport
- Number of Stories: 8
- Building Height (feet): 150
- Square Feet: 642,100 (proposed hospital)/159,250 (proposed medical offices)/29,000 (proposed central utility plant)/830,350 (total)
- Parking Required/Provided: 1,803/1,327
- Sustainability Required/Provided: 6.5/7

Site Plan

The plan depicts a proposed hospital centrally located on a 32.19 total acre site. The hospital includes an integrated medical office building (MOB), which is articulated as a dedicated outpatient wing on the southern end of the hospital building. The site also features an accessory central utility plant (CUP) with 2 utility yards on the northern portion of the property adjacent to Patrick Lane. The utility yards are located on the east and west sides of the CUP and will be screened with 9 foot high CMU block walls. The hospital is set back 273 feet from Durango Drive to the west, 400 feet from Post Road to the south, 202 feet from Jim Rogers Way to the east, and 333 feet from Patrick Lane to the north. The CUP is set back 64 feet from Patrick Lane. The plan also depicts a 120 foot by 190 foot heliport surrounded by a 3 foot tall perimeter fence in the northwestern portion of the site. The heliport is situated 211 feet east of Durango Drive and 93 feet south of Patrick Lane.

The site is accessed by 6 driveways from the surrounding streets which are depicted as driveways A and B on Patrick Lane (north), driveway C on Jim Rogers Way (east), driveway D on Post Road (south), and driveways E and F on Durango Drive (west). Driveway F along Durango Drive is one-way into the site and is for emergency vehicles. All driveways, except driveway A and F, will feature gates, a guard booth, and a call box to control access for limited time periods.

Parking is dispersed throughout the site surrounding the hospital. Accessible parking is provided adjacent to the south side of the MOB near the building entrance and south of the main hospital. 11 EV installed and 39 EV capable spaces are also provided. Bicycle parking is provided near the hospital entrance and on the northeast side of the MOB. A parking demand study prepared by a Professional Traffic Operations Engineer (PTOE) was submitted to reduce the required parking from 1,803 spaces to 1,327 spaces. A loading dock area with 1 loading space is located on the north side of the hospital along with a trash and recycling area. This area is screened from Patrick Lane by the CUP building and the eastern screened yard and from Jim Rogers Way. Another loading space is provided west of the MOB entrance.

Pedestrian walkways with enhanced crosswalks are provided throughout the site connecting the public sidewalks along the streets with the parking areas and the building entrances to the hospital. A 5 foot tall perimeter fence is proposed 20 feet from the property line along a portion of Patrick Lane beginning east of driveway A and then continuing south along Jim Rogers Way ending north of driveway C along.

Landscaping

Street landscaping is proposed along Durango Drive Boulevard and Patrick Lane consisting of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. Proposed within the landscape strips are large trees spaced apart 20 feet to 30 feet along with shrubs. Large trees are planted closer together along portions of Patrick Lane to further screen the heliport and CUP from the street and commercial and residential areas to the north. Existing street landscaping with detached sidewalks are located along Post Road and Jim Rogers Way. This landscaping will remain except where 2 new driveway entrances will be constructed on each street. Landscaping for the parking areas includes landscape islands every 6 spaces and at the end of the parking rows with medium and large trees.

Elevations

The plans indicate the maximum height of the hospital will be 142 feet 6 inches above the ground level, while the MOB portion of the building is up to 92 feet in height. The maximum height allowed by code is 50 feet. However, the applicant is seeking a waiver for 150 feet which is approximately 5% above the proposed building height to allow for potential design adjustments. The hospital is 8 stories while the MOB portion is 5 stories. There is also a lower-level loading dock area which is up to 15 feet below the ground level on the northeast side of the hospital. The CUP is 31 feet to the highest point of the mechanical screens on the roof. On the east and west sides of the CUP are two yards surrounded by 9 foot high split-face CMU walls for screening purposes.

The building materials for the hospital and MOB include brick veneer with several colors and finishes, vertical metal panels including panels with accent colors, perforated metal screens at windows with accent colors, and glazed low-e windows. The hospital features 24-inch metal sun shades for patient room windows along the southern façade. Canopies are also provided at building entrances and drop-off locations for the hospital and MOB. The CUP features metal panels with four colors including the mechanical screen on the roof top and a split-face CMU veneer along the base of the building.

Floor Plans

The plans are provided for each floor of the hospital and MOB which feature the following:

- The ground floor is 48,280 square feet which includes internal services for the hospital such as facilities maintenance, mechanical, loading docks, logistics and materials, and a lab/morgue.
- The first level includes 173,730 square feet for the hospital which features the main entrance, emergency department, radiology, clinical lab, pharmacy, and kitchen/dining area. The first level also includes 45,720 square feet for the MOB which includes the main entrance, outpatient services, and conference rooms.
- The second level includes 116,810 square feet for the hospital which features patient rooms and surgery areas, and 37,010 square feet for the MOB which includes outpatient services and administration.
- The third level includes 99,500 square feet for the hospital which features patient rooms, a pharmacy, family services, and mechanical, and 37,150 square feet for the MOB which includes outpatient services and a conference center.

- The fourth level includes 55,360 square feet for the hospital which includes patient rooms and clinical support, and 29,950 square feet for the MOB which includes outpatient services and administration.
- The fifth level includes 54,050 square feet for the hospital, which includes surgery and clinical support, and 9,430 square feet for the MOB which includes a mechanical area.
- The sixth level is a shell for the hospital and is 44,170 square feet.
- The seventh level is 30,120 square feet and is an inpatient behavioral health center for the hospital.
- The eighth level (mechanical level) is a 20,100 square foot floor area and includes critical infrastructure for patient care such as HVAC systems, medical gas, boiler/chiller plants, and air handling units.

The plans for the CUP indicate areas for mechanical and utility equipment that will serve the hospital and MOB including electrical, generators, mechanical, fire pump room, and shop and offices. Two fenced and screened outside yards are 7,733 square feet and 4,730 square feet located on the east and west sides of the building. The yards include fuel, oxygen, and water tanks.

Applicant's Justification

The applicant is proposing to develop a children's hospital on the subject site. A special use permit for the hospital is appropriate because the site is located along Durango Drive, a 100-foot right-of-way designed to accommodate high volumes of traffic, as well as the surrounding streets. There are other medical office related uses in the area directly south of Post Road. The site is also near the 215 Beltway/Durango and 215 Beltway/Sunset interchanges, which is ideal for a hospital. The use permit for the heliport, which will be adjacent to the emergency room, is a necessary and critical component for this hospital to care for those who need critical lifesaving support.

A waiver to increase the building height to 150 feet is appropriate as the design is tiered and stepped back from the rights-of-way which mitigates the overall mass. The building is set back over 330 feet from the nearest residential development to the northeast and 402 feet from the homes on the west side of Durango Drive. The waiver to reduce the number of loading spaces is appropriate for a hospital and medical office of this size and because it is a single tenant user. Throat depth reductions at four driveways are appropriate due to a gated utility corridor between the driveways A and B along Patrick Lane, driveway C accessing an internal street, Jim Rogers Way, and a bus turn-out near driveway E on Durango Drive. The reduced distance to the guard shack/call box for driveway C is appropriate as majority of vehicles will access the site using other driveways.

The building design is highly articulated as demonstrated by the tiering of the building mass as well as canopies and trellis features to avoid a monolithic appearance. The Parking Analysis prepared by a PTOE has been provided which analyzed another children's hospital that the applicant operates which supports the reduced parking.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0698	Zone change from R-E to M-D (now IP) for an expansion to a technical park development on APN 163-33-301-007 only	Approved by BCC	January 2022
TM-21-5000194	Tentative map for a 1 lot commercial subdivision	Approved by BCC	January 2022
VS-19-0171	Vacation and abandonment of easements of interest	Approved by PC	May 2019
UC-0448-08 (ET-0095-10)	First extension of time for use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	August 2010
WS-0139-10	Waivers and a design review for monument signs	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	First extension of time for vacation and abandonment of easements of interest	Approved by PC	February 2010
TM-0103-08	Tentative map for a 7 lot commercial subdivision (expired)	Approved by PC	June 2008
UC-0448-08	Use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	June 2008
VS-1398-07	Vacation and abandonment of easements of interest	Approved by PC	November 2007
ZC-1715-05	Zone change for 122 acres from R-2, R-3 & R-E to M-D zoning	Approved by BCC	December 2005
ZC-0236-95 (ET-0111-99)	Second extension of time to reclassify APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	May 1999
DR-1484-98	Design review for a gated apartment complex	Approved by PC	November 1998
WC-0328-98	Waiver of conditions of ZC-0236-95	Approved by BCC	October 1998
ZC-0236-95	Zone change for APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	April 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS3.3	Offices & single-family residential subdivision
South	Business Employment	IP	Medical office & office/warehouses
East	Business Employment	IP	School & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & CG	Single-family residential subdivision & retail

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

Related Applications

Application Number	Request
VS-26-0169	A vacation and abandonment of rights-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 Permits

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.

Use Permit #1

Staff finds the proposed hospital will not adversely impact the surrounding area which includes other medical offices located to the south. This will provide a critical service to a growing population in Southern Nevada which is not currently served by a standalone children's hospital. The request complies with Goal 2.3 of the Master Plan which encourages all Clark County residents to have access to high-quality health and social services they need. The use will also support Policy 5.1.3 to expand the presence of new and emerging sectors of the economic base including health care. Therefore, staff can support this request.

Use Permit #2

The applicant provided a copy of a Federal Aviation Administration (FAA) airspace analysis (2025-AWP-4148-NRA) which determined that the proposed heliport will not adversely affect the safe and efficient use of airspace by aircraft provided certain conditions are met and maintained. There is a potential for noise generated by helicopter overflight in this area. The heliport location will be approximately 330 feet to the east of the nearest point of the single-family residential area located west of Durango Drive and approximately 340 feet southwest of the nearest point of the single-family residential area north of Patrick Lane. There is also a school located approximately 870 feet to the east of the heliport. Although noise from this proposed request could disrupt the established homes and the school, the heliport is a critical life

safety operation which will benefit the community. Heliports are also provided at several other area hospitals and therefore they are not an inappropriate or unusual use. Given that there will be some distance between the heliport and nearby school and residential areas that would be most affected by any noise and the critical nature of the use, staff can 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.

Waiver of Development Standards #1

The proposed height of the hospital can be compared to other approved or constructed buildings in the area as well as other hospitals in the region. An office building, which is not yet constructed on property at Sunset Road and Riley Street approximately 1,330 feet to the southwest, is approved to be up to 133 feet. Durango Station located south of the site at I-215 and Durango Drive was approved to be up to a maximum height of 216 feet. Sunrise Hospital located on Maryland Parkway has a maximum height of 106 feet. Within the City of Las Vegas, the University Medical Center on Charleston Avenue includes 2 buildings up to 6 stories, and Centennial Hills Hospital on N. Durango Drive includes an 8 story tower. Additionally, the building design for the hospital is tiered and stepped back from the rights-of-way and the residential areas and a school to the north and west. Given that there have been approvals for other buildings in the area with heights exceeding 50 feet, and that hospitals are typically designed to include multi-story buildings, and that the proposed design mitigates the effects of the building height and mass on the surrounding area, staff can support this request.

Waiver of Development Standards #2

The reduced number of loading spaces should not negatively affect the site. One loading space is larger than the standard loading area at 14 feet by 75 feet and is provided for deliveries next to the loading docks on the northeast side of the hospital. This area is separated from the main parking areas. A standard loading space is also available near the MOB entrance. Based on this design, staff can support this request.

Design Reviews

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 the design of the proposed hospital, medical office building (MOB) and central utility plant (CUP) and heliport to be compatible and harmonious with the adjacent commercial, single-family development, and school to the west, north, and east and the offices and industrial uses to

the south. The hospital, MOB, and CUP have an aesthetically pleasing contemporary design that utilizes architectural enhancements on all four sides with a variety of exterior building materials and colors. The maximum height of the hospital is over 142 feet; however, the design is tiered within varying roof heights and is stepped back from the rights-of-way and surrounding properties which mitigate the overall mass. Staff also finds the heliport is appropriately located on the site near the hospital emergency entrance. The layout of the development, parking lot, and landscaping is functional, and the overall design of the site is compatible with the surrounding streets and uses. Pedestrian walkways are also provided to improve walkability of the site. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #3a, #3b & #3c

Staff has no objection to the reduction in the throat depth for the commercial driveways. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer for Patrick Lane and Durango Drive. Additionally, since Jim Rogers Way and Post Road have lower volumes of traffic, the reduced throat depth should have no negative impacts.

Waiver of Development Standards #3d

While the throat depth distance to the call box does not comply with the minimum standard, the gates will only be closed during school hours, which limits impacts to site access and circulation. Therefore, staff has no objection to this request.

Department of Aviation

The heliport flight use is not located at a Department of Aviation airport facility.

Pursuant to Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Objection and the Department of Aviation has reviewed the determination. Note that section 30.06.03D.7(iv) requires that the FAA Determination shall be submitted at least 2 weeks prior to final approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Enter into a standard development agreement prior to any permits 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;

- 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;
- Utility Corridor to be used for utility related repairs and maintenance only;
- Post signage at the two drive aisle access points into the Utility Corridor that states "No Deliveries";
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, and foundation; as determined by Public Works and Building Department.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- 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 30.02.26B 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, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in Section 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- 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.
- Applicant is advised that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IHC HEATH SERVICES

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): VS-26-0169 & UC-26-0170

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/20/26 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-25-101115
ASSESSOR PARCEL #(s): 163-33-301-001, 002, 007, 008 & 018
PROPERTY ADDRESS/ CROSS STREETS: Durango and Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

A design review, special use permit and waivers for a children's hospital
Vacation for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: UNLV Research Foundation
ADDRESS: 8400 W. Sunset Road, Ste 400
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-895-4507 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: IHC Health Services, Inc.
ADDRESS: 36 South State Street 22nd Floor
CITY: Salt Lake City STATE: UT ZIP CODE: 84111
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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)

Zachary Pites
Property Owner (Print)

March 13, 2026
Date

March 5, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter*
Intermountain Health - Children's Hospital at UNLV Research and
Technology Park
APNs: 163-33-301-001, 002, 007, 008, and 018

To Whom It May Concern:

Please be advised this Firm represents Intermountain Health regarding the proposed children's hospital (the "Applicant"). The Applicant is proposing to develop a children's hospital on property generally located at the southeast corner of Durango Drive and Patrick Lane within the UNLV Research and Technology Park. The property is more particularly described as APNs: 163-33-301-001, 002, 007, 008, and 018 (collectively referred to as the "Site"). The Site is approximately 32.19 acres. The Applicant is requesting a design review, special use permits, vacation for detached sidewalks, and waivers of developments for the proposed development.

Special Use Permit for a Hospital

The Site is zoned Industrial Park ("IP"). With special use permit approval, a hospital use in the IP zone district is an allowed use. A special use permit is appropriate for the following reasons:

- The Site is located on Durango Drive. Durango Drive is a 100-foot right-of-way specifically designed to accommodate high volumes of traffic.
- The Site is also accessible from Durango Drive, Post Road, Patrick Lane, and Jim Rogers Way. The numerous driveways will provide easy access and circulation to and from the Site.
- There are existing medical uses in the area including directly south of the Site on Post Road.
- The Site is near the 215/Durango interchange and the 215/Sunset interchange and is ideal for a hospital.

Therefore, a special use permit to allow a hospital on the Site is both appropriate and compatible with the surrounding area.

Special Use Permit for Heliport

The Applicant is also requesting a special use permit for a heliport. The heliport will be in the northwest portion of the Site immediately adjacent to the emergency room. A heliport is a necessary and critical component for this hospital to care for those who need critical lifesaving support. An application for the required 7460 and 7480 was filed with the FAA and a Determination of No Hazard from the FAA has been received.

Design Review for a Hospital & Medical Office Building

The Applicant is proposing to develop a hospital and medical office building on the Site. The proposed hospital building will be seven (7) stories plus parapets to shield mechanical equipment for an overall height of 150 feet. The medical office building will be six (6) stories plus parapets to shield mechanical equipment for an overall height of 93 feet. The total square footage of both buildings will be approximately 801,350 SF. There will also be a central utility plant (“CUP”) along Patrick Lane with an overall height of 30 feet. The CUP is used for the cooling and other mechanical equipment necessary for the hospital and medical office building to operate.

The Site will be accessible from two driveway locations along Durango Drive (labeled as driveways E and F), two driveway locations along Patrick Lane (labeled as driveways A and B), one driveway location along Jim Rogers Way (labeled as driveway C), and one driveway location along Post Road (labeled as driveway D). The height of the hospital will be tiered from west to east and north to south. Similar to the hospital building, the medical office building will also be tiered from east to west. Immediately north of the hospital building will be the 29,000 SF CUP. Northwest of the hospital building will be the heliport.

Each building’s elevation is highly articulated as demonstrated by the tiering of the building mass. The color scheme is generally earthtones with architectural enhancements. Portions of each building’s wall plane will exceed 50-feet. However, each building will be highly articulated with canopies and trellis features as well as tiered in height which meets the intent to avoid the appearance of a monolithic appearance.

The perimeter of the Site will comply with landscaping requirements. The offsite improvements currently along Jim Rogers Way and Post Road include an existing detached sidewalk. Although the offsites are constructed along Durango Drive (apart from a sidewalk), the Applicant will install a detached sidewalk along Durango Drive. With respect to Patrick Lane, the Applicant will provide the full offsite improvements including the construction of detached sidewalks.

Parking will be dispersed throughout the Site and around the hospital and medical office building. The Site will provide 1,328 parking spaces where 2,003 parking spaces are required. However, the required parking of 2,003 parking spaces is reduced by an additional 10% to 1,803

because of the Site's proximity to RTC (bus transit) stop. Therefore, the total number of parking spaces required is 1,803.

Per Title 30.04.04(F)(8), the Applicant has submitted, as part of this application, a Parking Analysis stamped by a licensed Nevada PTOE. As indicated in the analysis, the code in effect before 2024 would have only required 1,015 parking spaces for the proposed uses. However, under the current code, 1,803 parking spaces would now be required. Therefore, the proposed parking reduction is from 1,803 parking spaces to 1,328 parking spaces. In addition to the vehicular parking, the Applicant is proposing 20 bike spaces.

The Parking Analysis also notes that the Applicant operates a children's hospital in Salt Lake City, Utah. The Parking Analysis has analyzed the operational needs in Salt Lake City and the anticipated parking needs on the Site. Accordingly, providing 1,328 parking spaces meets the needs of the proposed hospital and medical office building. Finally, the Site meets the EV parking requirements. The site will have 39 EV capable parking spaces and 11 EV parking spaces installed for a total of 50 EV parking spaces.

The Applicant is proposing a five (5) foot tall fence along Patrick Lane and Jim Rogers Way. In addition, driveways labeled as B, C, D, and E will include a guard booth, call box, and gate. The intent is for those driveways to remain open except when circumstances require those entrances to have controlled access points for limited periods of time (i.e., drop-off and pick-up of students at the school east of the Site).

The trash and recycling area will be located at the same location as the hospital docks which will be on the north side of the hospital building. The trash and recycling area will be shielded by a wing wall to the east and the CUP directly to the north. Therefore, the proposed trash and recycling area is internal to the Site and is not visible from any public rights-of-way.

The Site design will also comply with the Clark County Sustainability Plan by incorporating the below seven sustainability points:

- *Landscaping*
 - Title 30.04.05(J)(3)(i) – The Site will provide at least 10% more trees than are required. 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 buildings will incorporate a cool roof design. As such, this equals 1 point.

- Title 30.04.05(J)(4)(ii)(a) – The buildings’ roof surface orientation will be within 30 degrees of a true east-west direction. As such, this equals 1 point.
- Title 30.04.05(J)(4)(ii)(b)(1) – The buildings will provide shade/awnings over 50% of the south/west windows and doors. As such, this equals 1 point.
- Title 30.04.05(J)(4)(ii)(b)(2) – There will be shade structures such as awnings or arcades for sidewalks. As such, this equals 0.5 point.
- Title 30.04.05(J)(4)(ii)(c)(5) – The buildings’ south and west facing windows will incorporate low-emissivity glass. As such, this equals 0.5 point.
- Title 30.04.05(J)(4)(ii)(c)(6) – There will be a shade device above all building entrances and ADA ramps. As such, this equals 0.5 point.

Waivers of Development Standards

- **Increase Building Height**

In an IP zone district, the maximum height allowed is 50 feet. The Applicant is requesting a special use permit to increase the hospital building height to 150 feet and the medical office building height to 93 feet, respectively. An increase in building height is appropriate for the following reasons:

- Only portions of the proposed hospital building and medical office building will be at a height of 150 feet and 93 feet, respectively. Rather, the proposed buildings will be tiered and stepped back from the right-of-way. Therefore, the design of the buildings mitigates the overall mass.
- The nearest residential development is on the north side of Patrick Lane. The proposed hospital building is set back over 330 feet from the nearest residential development. The medical office building is set back even farther than the proposed hospital building. In addition, the hospital is setback approximately 273 feet from Durango Drive with an overall setback of approximately 402 feet from the homes that are located on the west side of Durango Drive.
- The Site is located near other multi-story buildings. Additionally, the Site is located within the UNLV Research and Technology Park where future development will likely include additional multi-story buildings.

- **Reduce Throat Depth**

The Site will be accessed from six (6) driveways. Based on the 1,328 parking spaces the Site will provide, USD 222.1 requires 150-foot throat depth for each driveway. The Applicant is requesting to reduce the throat depths for the following four (4) driveways:

- ***West driveway along Patrick Lane (Driveway A):*** The Applicant is requesting to reduce the throat depth to 11-feet. There is a utility corridor on the Site parallel to Patrick Lane and runs between the west Patrick Lane Driveway (Driveway A) and the east Patrick Lane Driveway (Driveway B). The utility corridor will have signage that indicates deliveries only and is not open to the public and will only be used for utility maintenance and repairs.

Additionally, the width of Driveway A will be 52-feet lip to lip with a median to prevent left turn access to the utility drive aisle.

- ***East driveway along Patrick Lane (Driveway B):*** The Applicant is requesting to reduce the throat depth to 4-feet. Like Driveway A, as described above, there will be a utility corridor parallel to Patrick Lane and between west Patrick Lane Driveway (Driveway A) and the east Patrick Lane Driveway (Driveway B). The utility corridor is gated, will have signage that indicated deliveries only, is not open to the public and will only be used for utility maintenance and repairs.

Additionally, the Applicant will provide a 50-foot-long drive aisle before the access gates to the utility area to ensure that trucks needing access to the utility corridor will not block Driveway B.

- ***Jim Rogers Way (Driveway C):*** The Applicant is requesting to reduce the throat depth to 92-feet. Jim Rogers Way is an internal street to the UNLV Research and Technology Park. Therefore, a slight reduction is appropriate as the main entries off Durango Drive and Post Road will meet the throat depth requirement.

- ***South driveway along Durango Drive (Driveway E):*** The Applicant is requesting to reduce the throat depth to 146-feet for ingress side to accommodate a bus turn-out.

- **Waiver of Distance from the Property Line to the Guard Shack/Call Box Per Uniform Standard Drawing 222.1**

The Applicant is requesting a waiver of distance from the property line to the guard shack/call box per Uniform Standard Drawing 222.1 for driveway off Jim Rogers Way (Driveway

“C”). The Applicant can accommodate a setback of 73-feet. It is anticipated that a majority of the vehicles will access Durango Drive and Post Road which meet the required setback.

- **Reduce Number of Loading Spaces**

The Site is required to provide 32 loading spaces. The Site will provide one (1) striped loading area and six (6) bays. The seven (7) loading spaces are appropriate for a hospital and medical office building of this size. A hospital, unlike commercial or retail, is a single tenant user and therefore does not require multiple loading areas in multiple locations.

- **Request for Condition to Allow for Early Permits**

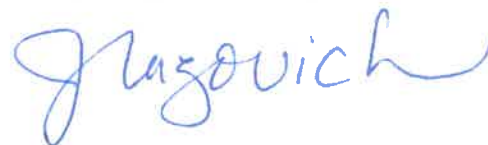
In anticipation of starting construction on the Children’s Hospital in 2026, the Applicant is respectfully requesting consideration of the following condition:

*“Allow the following permits prior to the approval of off-site permits:
All demolition, grading, including underground utilities, dewatering,
foundation, and structural first level with foundation.”*

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

JJL/amp

2

05/06/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:
163-10-707-011

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.82
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0431	Zone change from R-E to C-P zone with use permits, waivers of development standards, and a design review for commercial buildings	Approved by BCC	September 2023
VS-23-0432	Vacate an easement along Palmyra Avenue - recorded	Approved by BCC	September 2023
TM-23-500090	Tentative map for 1 lot commercial subdivision	Approved by BCC	September 2023
UC-0005-11	Use permit for a communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Public Use	RS20	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
UC-26-0158	A use permit, waiver of development standards, and design review for a banquet facility 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.

Prior to the update of the Master Plan being adopted by the Board of County Commissioners on November 17, 2021, the subject area along Rainbow Boulevard between Laredo Street and Palmyra Avenue was master planned for Office Professional. The Office Professional land use category under the prior Master Plan permitted low intensity office type uses. Therefore, most properties along Rainbow Boulevard that have been rezoned to commercial uses are all zoned C-P. With the adoption of the current Master Plan, new land use categories were established, and this site was placed in the Neighborhood Commercial category, which allows for a wider range of commercial activities than the prior Office Professional land use category. Once the land use plan was changed to Neighborhood Commercial, it then allowed applicants to apply for zoning districts more intense than C-P zoning. Because the Neighborhood Commercial land use category allows for a wider range of commercial uses, consideration of existing abutting land uses must be taken into consideration to determine the most compatible zoning district for parcels when requesting a zoning reclassification. Staff finds this current request for CG zoning is too intense for, and not compatible with the area. The site is adjacent to a developed Rural Neighborhood Preservation (RNP) area to the west, and across the street from another to the east. Lastly, the project does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

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:

Fire Prevention Bureau

If approved:

- 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 is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds.

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 #0481-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.

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

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0142-GALLERIA CENTER, LLC:

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Elevation & Floor Plan

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

Applicant's Justification

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

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

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

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

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

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

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REBECCA K. MAHAN

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

05/06/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone.

Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley.
JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-10-707-011

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow an existing attached sidewalk along Rainbow Boulevard to remain where a detached sidewalk is required per Section 30.04.08.
 - b. Allow an existing attached sidewalk along Palmyra Avenue to remain where a detached sidewalk is required per Section 30.04.08.
2. Reduce the departure distance from the intersection of Rainbow Boulevard and Palmyra Avenue to the driveway along Palmyra Avenue to 139 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 27% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.82
- Project Type: Banquet facility (Elks Lodge)
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 10,175
- Parking Required/Provided: 59/73 (including 3 EV-installed spaces and 3 ADA spaces)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 2.82 acre parcel with one 10,175 square foot building centrally located within the parcel that will be used as a banquet facility. Access to the site is from Palmyra Avenue through a median divided driveway entrance and exit. An exit only driveway is also located along Rainbow Boulevard. A trash enclosure is located 69 feet east of the west property line, at the northwest corner of the building. An internal driveway surrounds the building on all sides with 16 RV parking spaces located north of the building, and 73 regular parking spaces including 3 ADA spaces and 3 EV-installed spaces on the east, south, and west sides of the building. The parking count complies with maximum parking standards. Outdoor dining, drinking, and eating areas are located 75 feet east of the west property line along the north and south sides of the building.

Landscaping

The plan depicts attached sidewalks along Palmyra Avenue and Rainbow Boulevard with minimum 11 foot wide landscaping strips behind the sidewalks with medium and large trees planted 20 feet apart. Parking lot landscaping is provided on the interior areas of the property in compliance with Title 30. A double row of evergreen trees, with trees planted staggered and 20 feet on center in each row, is located along the west property line, adjacent to the residential properties, together with an 8 foot high decorative wall. Additional trees and shrubs are located around the perimeter of the building. The outdoor dining, drinking, and eating space on the north side of the building has 20 feet of additional buffer landscaping between it and the western property line.

Elevations

The elevations depict a single story, 27 foot high building with a hip style standing seam metal roof. All 4 sides of the building have composite horizontal panel siding, with 3 feet of stone veneer at the base of the structure. The south and west facing elevations include shade structures over transom windows. The east facing side of the building includes a covered main entrance with exposed timber trusses.

Floor Plans

The floor plan depicts a 3,356 square foot auditorium space on the south side of the building. The central area of the building is 2,717 square feet and includes a lobby, office, hallway, storage space, and restrooms. The north 3,646 square feet of the building is designated for future expansion area.

Applicant's Justification

The applicant is proposing to construct an Elks Lodge with outdoor dining, eating, and drinking with accessory parking for members' recreational vehicles. RV parking is not open to the public, has no dumping station or hookups, and will be managed by Elks Lodge personnel. The proposed building is 27 feet high with a similar design to the nearby ranch style development, including a hip style roof. The applicant is proposing to keep attached sidewalks along Palmyra Avenue and Rainbow Boulevard. NDOT plans for improvements on Rainbow Boulevard do not include sidewalk construction, other than accessibility at corners. A waiver from the departure distance requirement is needed to allow for a full landscape buffer along the west property line. The proposed banquet facility is not a traditional public facing use and is intended to allow the Elks Lodge and member-only activities. The lodge will be open 5 days a week from 1:00 p.m. to 9:00 p.m. with 2 meetings a month.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0431	Zone change from R-E to C-P zone with use permits, waivers of development standards, and a design review for commercial buildings	Approved by BCC	September 2023
VS-23-0432	Vacate an easement along Palmyra Avenue - recorded	Approved by BCC	September 2023
TM-23-500090	Tentative map for 1 lot commercial subdivision	Approved by BCC	September 2023
UC-0005-11	Use permit for a communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Public Use	RS20	Place of worship
East, West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0157	A zone change to reclassify the site from CP to CG 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 Permits

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

The proposed banquet facility is for the operation of the Elks Lodge and includes the outdoor dining, drinking, and eating areas on the north and south sides of the building, which are 75 feet from the residential properties to the west of this site. Staff finds that the use will not be compatible and will impact the adjacent residential uses due to the noise and increased traffic. Although there is a wider landscape buffer with additional trees where the northern outdoor dining area is, the

close proximity to a rural neighborhood preservation area concerns staff. Additionally, per Title 30, a banquet facility is expected to have access from a collector or arterial street. This banquet facility has access from Palmyra Avenue, a local street, and the access on Rainbow Boulevard is exit only.

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 overall design of the building and parking lot. The RV parking will be for members only and does not include sewer connections, power, or other RV park related services. Members that park recreational vehicles at this location will use Elks Lodge facilities.

Staff is concerned with the proximity of the outdoor dining to adjacent residential property, and since the zoning and use permits are not recommended for approval, staff cannot support the proposed design review.

Public Works - Development Review

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

Staff cannot support the request to allow the existing attached sidewalks to remain on Rainbow Boulevard and Palmyra Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Palmyra Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow. However, since staff cannot support this application in its entirety, 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.

close proximity to a rural neighborhood preservation area concerns staff. Additionally, per Title 30, a banquet facility is expected to have access from a collector or arterial street. This banquet facility has access from Palmyra Avenue, a local street, and the access on Rainbow Boulevard is exit only.

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 overall design of the building and parking lot. The RV parking will be for members only and does not include sewer connections, power, or other RV park related services. Members that park recreational vehicles at this location will use Elks Lodge facilities.

Staff is concerned with the proximity of the outdoor dining to adjacent residential property, and since the zoning and use permits are not recommended for approval, staff cannot support the proposed design review.

Public Works - Development Review

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

Staff cannot support the request to allow the existing attached sidewalks to remain on Rainbow Boulevard and Palmyra Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Palmyra Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow. However, since staff cannot support this application in its entirety, 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 use permits, waivers of development standards, and design review portions of ZC-23-0431;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project. Email sewerlocation@cleanwaterteam.com and reference POC Tracking #0481-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LAS VEGAS NEVADA B P O ELKS NUMBER 1468, INC.
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

05/19/26 PC AGENDA SHEET

4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400028 (UC-23-0014)-WELL DONE, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley.
AB/jm/cv (For possible action)

RELATED INFORMATION:

APN:

163-09-102-009 through 163-09-102-012

USE PERMITS:

1. Outside dining/drinking in conjunction with a restaurant in C-1 Zone.
2. Eliminate pedestrian access around the perimeter of the outside dining area where 48 inches is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate front setback and setback from the right-of-way where 10 feet is required per Table 30.40-4 and Section 30.56.040.
2. Allow alternative landscaping behind an attached sidewalk where 15 feet of landscaping is required per Section 30.64.030.
3. Waive parking lot landscaping (trees) where Figure 30.64-14 is required.
4. Allow non-standard street improvements in the right-of-way (Sahara Avenue) where not allowed per Section 30.52.050.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8245 Sahara Avenue
- Site Acreage: 1
- Project Type: Restaurant with outside dining

- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,580 (total)/8,016 (existing restaurant)/1,564 (addition)/765 (outside dining)
- Parking Required/Provided: 174/186

Site Plan

The approved plan depicts the proposed extension to the existing restaurant (Limoncello) that has access to Sahara Avenue. The building is located at the northeast corner of the site with parking located along the west property line and south of the building. The site shares required parking with the parcels to the east and south within the same shopping center. The addition to the restaurant will be located at the southwest corner of the building, with an outside dining area on the north side of the building. The approved plan depicts removing several parking spaces to provide the additional dining room and manager's office. The outside dining patio area will be within the existing street landscape area, set back zero feet from the street right-of-way/property line, and separated by 11 feet 7 inches from the rear of sidewalk.

Landscaping

Street landscaping is located within the public (Clark County) right-of-way for Sahara Avenue, approximately 15 feet wide, with additional street landscaping located to the east of the outside dining area between the building and the right-of-way. Additional trees are located within the existing and proposed landscaping to the south of the building and within the existing parking lot landscape island located south of the building. The addition to the restaurant will remove a landscape finger on the end of a row of parking. Shrubbery will be provided on the west side of the building.

Elevations

The approved plans depict an existing 24 foot high restaurant building with flat roofs surrounded by painted stucco parapets with pitched metal roof, and wrapped stucco trim. The proposed addition includes full height steel and glazing panel inserts to match the existing windows to provide shade by fabric awnings. A 36 inch high decorative metal barrier (fence) will surround the proposed outside dining area on the northwest side of the building.

Floor Plans

The approved plans depict an existing 8,016 square foot building with the 1,564 square foot addition of a new dining area with bar and manager's office at the southwest corner of the building. The existing patio constructed on the north side of the building is to be converted into a 765 square foot outside dining area with 36 inch high barrier.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900184 (UC-23-0014):

Current Planning

- Until March 21, 2026 to commence.

- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for UC-23-0014:

Comprehensive Planning

- Wrought iron fence and bollards to be installed;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

This request is necessary because of delays to submit the building permit due to revisions to the roofline of the building resulting in an Administrative Design Review (ADR-25-900705), which was approved on October 21, 2025. Other additional items delayed the submittal of the building permit including site constraints resulting in a survey to correct accessible parking spaces and a requirement for a peak power demand analysis from NV Energy. Although the building permit is now submitted (BD26-06182), additional time is required to complete the building permit process. This application is a request for 2 years to ensure that there is adequate time for the issuance of the permits and the subsequent commencement of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900705	Administrative design review for revised plans for an outside dining and drinking in conjunction with an existing restaurant	Approved by ZA	October 2025
ADET-25-900184 (UC-23-0014)	First extension of time for an outside dining and drinking in conjunction with an existing restaurant	Approved by ZA	April 2025
UC-23-0014	Use permit, waivers of development standards, and design review for outside dining and drinking in conjunction with an existing restaurant	Approved by PC	March 2023
VC-1320-97	Variance to reduced front setback to a freestanding sign in conjunction with a restaurant	Approved by PC	September 1997
WT-0369-97	Waiver of title to decrease finished floor elevation in conjunction with a commercial building	Approved by PC	April 1997
VC-1944-94	Variance to allow on-premises consumption of alcohol in conjunction with a restaurant	Approved by PC	January 1995
ZC-1487-94	Zone change to C-1 zoning for a restaurant with office/retail complex	Approved by BCC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Place of worship
South & East	Neighborhood Commercial	CG	Office/retail within the same complex
West	Neighborhood Commercial	CG	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties, that would warrant the denial of the second extension of time request. Since there is an actively pursued building permit (BD26-06182), staff can support this request.

Public Works - Development Review

The applicant has worked with staff and continues to make progress toward resolving outstanding items. 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 21, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JENNY KIM

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101



Comprehensive Planning

Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-23-0014 (ET-26-400028)

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

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

Date 4/28/2026

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: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.

- 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.

- 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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW# 26-100463

ASSESSOR PARCEL #(s):

163-09-102-010

8245 West Sahara Road / SAHARA AVENUE & CIMMARON ROAD

PROPERTY ADDRESS / CROSSSTREETS

DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension of Time for previously approved expansions to an existing Restaurant (UC-23-0014).

PROPERTY OWNER INFORMATION

NAME: WELL DONE LLC - JENNY KIM

ADDRESS: 8245 W SAHARA AVENUE

CITY: LAS VEGAS,

STATE: NEVADA ZIP CODE: 89117

TELEPHONE: N/A

CELL 310-855-4789

APPLICANT INFORMATION (information must match online application)

NAME: JENNY KIM

ADDRESS: 8245 W. SAHARA AVENUE

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89117

TELEPHONE: _____

CELL 310-855-4789

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1429

CELL 702-561-7070

ACCELA REFERENCE CONTACT ID # 173835

*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)

JENNY KIM
Property Owner (Print)

MARCH 17, 2026
Date

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

March 18, 2026

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Project: Extension of Time for additions to an existing Restaurant
(UC-23-0014)
APR:26-100463
Location: Sahara Avenue & Cimmaron Road
Justification Letter: Second Extension of Time
Assessors' Parcel Numbers: 163-09-102-009, 010, 011 & 012**

To Whom It May Concern:

On behalf of our Client, Well Done LLC, please accept this letter and application package for a second extension of time for previously approved additions to an existing restaurant (UC-23-0014). The project is located on the south side of Sahara Avenue, 100 feet west of Cimmaron Road.

An administrative extension of time ADET-25-900184(UC-23-0014) was approved until March 21, 2026, for the project to allow for the issuance of building permits for the project. This request is necessary because of delays to submit the building permit due to revisions to the roofline of the building resulting in an Administrative Design Review (ADR-25-900705). This application was approved on October 21, 2025. Other additional items delayed the submittal of the building permit including site constraints resulting in a survey to correct accessible parking spaces and a requirement for a peak power demand analysis from NVEnergy. Although, the building permit is now submitted (**BD26-06182**), additional time is required to complete the building permit process.

This application is a request for two years to ensure that there is adequate time to for the issuance of the permits and the subsequent commencement of the project.

The request is to allow for two (2) additional year, which is until March 21, 2028, to commence the project.

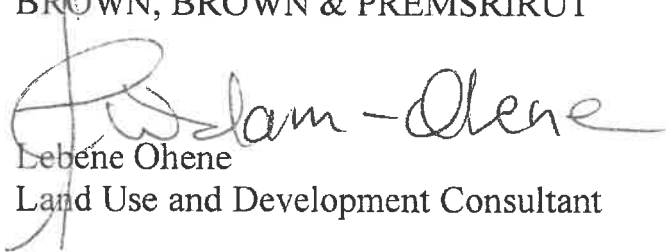
The request for the two additional years is to ensure that there is enough time to obtain and complete all the required building permits and processes to commence the project.

We appreciate your review and approval of the application as requested.

Please contact me at 702-598-1429 if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene
Land Use and Development Consultant

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700005-DIAMOND EDMOND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres.

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

RELATED INFORMATION:

APN:

163-36-502-003; 163-36-502-006

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 Edmond Street
- Site Acreage: 4.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). The applicant is also requesting a zone change on these parcels from Residential Single-Family 20 (RS20) and Commercial Professional (CP) to Industrial Park (IP). This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, the proposed Master Plan Amendment to Business Employment is an appropriate request for the site as immediately to the east, across Edmond Street, are hundreds of acres planned and developed for warehousing uses. Additionally, the site's proximity to the I-215/Decatur Boulevard interchange is desirable for a warehouse/office use. The proposed Master Plan Amendment to Business Employment (BE) will not have a negative effect on adjacent properties, transportation, or facilities. The entire area east of the site is planned for Business Employment (BE). The proposed Plan Amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The site is near other warehouse developments and areas planned Business Employment (BE). Therefore, the proposed use will not create a negative impact to service in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500174-06*	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit for overhead power transmission line	Approved by BCC	November 1996

*Prior Land Use for APN 163-36-502-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0070	A zone change from RS20 and CP to IP is a companion item on this agenda.
VS-26-0071	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-26-0072	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500174-06*	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit for overhead power transmission line	Approved by BCC	November 1996

*Prior Land Use for APN 163-36-502-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0070	A zone change from RS20 and CP to IP is a companion item on this agenda.
VS-26-0071	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-26-0072	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the west side of Edmond Street. The site is adjacent to existing single family residences in an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the west. Staff is aware the 4.61 acre site, immediately to the north of the subject property across Quail Avenue, was redesignated to Business Employment (BE) in February 2026 via PA-25-700049. However, that site is located adjacent to Russell Road which is designated as an arterial street. The project site associated with this request is immediately adjacent to 3 local streets being Quail Avenue, Oquendo Road, and Edmond Street. Edmond Street currently acts as a clear line of demarcation between the light industrial uses to the east and the Ranch Estate Neighborhood farther to the west. Redesignating the site to Business Employment will permit industrial uses to further encroach upon the adjacent single-family residential neighborhood.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIAMOND EDMOND, LLC

**CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118**

DRAFT

Planned Land Use Amendment PA-26-700005

DRAFT



Current



Requested




 Requested Area To Change

 Planning Areas



Neighborhoods

-  Outlying Neighborhood (ON)
-  Edge Neighborhood (EN)
-  Ranch Estate Neighborhood (RN)
-  Suburban Estate Neighborhood (SN)
-  Low-Intensity Suburban Neighborhood (LN)
-  Mid-Intensity Suburban Neighborhood (MN)
-  Compact Neighborhood (CN)
-  Urban Neighborhood (UN)

Commercial and Mixed Use

-  Neighborhood Commercial (NC)
-  Corridor Mixed-Use (CM)
-  Entertainment Mixed-Use (EM)

Employment

-  Business Employment (BE)
-  Industrial Employment (IE)

Other

-  Agriculture (AG)
-  Open Lands (OL)
-  Public Use (PU)
-  Major Projects (MP)

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700005/ZC-26-0070/VS-26-0071/WS-26-0072

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/17/26 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 2/4/26

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 # 25-101679

ASSESSOR PARCEL #(s): 163-36-502-003 and -006

PROPERTY ADDRESS/ CROSS STREETS: West of Edmond St between Russell Rd and Oquendo St

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 (-003) and CP (-006) to IP
3. Design Review and Waivers of Development Standards for a 57,460 sq ft office/warehouse
4. Vacation of Government Patent Easements and Public Right-of-Ways

PROPERTY OWNER INFORMATION

NAME: Diamond Edmond LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Darren C. Petersen, Manager

Property Owner (Print)

1-15-2026

Date

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

KAEMPFER

CROWELL

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

January 15, 2026

VIA EMAIL

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

**Re: *Justification Letter – Zone Change to IP
Edmond/Oquendo
APN: 163-36-502-003 & 006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.12 acres and is located on the northwest corner of Oquendo Road and Edmond Street. The property is more particularly described as APNs: 163-36-502-003 & 006 (collectively the “Site”). The Applicant is proposing to develop a 55,088 SF warehouse facility. As such, the Applicant is seeking a zone change from Commercial Professional (CP) and Residential Suburban 20 (RS20) to Industrial Park (IP) to allow for the warehouse development. Corresponding applications for a master plan amendment to Business Employment (BE) and design review with related waivers have also been submitted.

The zone change request to IP is appropriate and consistent with the overall trends in the area. An IP zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. Here, the Site is located just east of hundreds of acres’ master planned BE and zoned IP. IP is also appropriate as the Site is near the I-215/Decatur Boulevard interchange.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

6

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0070-DIAMOND EDMOND, LLC:

ZONE CHANGE to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone.

Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action)

RELATED INFORMATION:

APN:

163-36-502-003; 163-36-502-006

LAND USE PLAN:

SPRING VALLEY – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 Edmond Street
- Site Acreage: 4.12
- Existing Land Use: Undeveloped

Applicant's Justification

The zone change request to Industrial Park (IP) is appropriate and consistent with the overall trends in the area. An Industrial Park (IP) zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. Immediately to the east, across Edmond Street, are hundreds of acres planned and developed for warehousing uses with Industrial Park (IP) zoning. The Industrial Park (IP) zoning district is also appropriate as the site is near the I-215/Decatur Boulevard interchange.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500174-06*	Tentative map for 1 lot commercial subdivision - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit for overhead power transmission lines	Approved by BCC	November 1996

*Prior Land Use for APN 163-36-502-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-26-700005	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-26-0071	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-26-0072	A waiver of development standards and design review for an office/warehouse building 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. Staff finds the request for an Industrial Park (IP) zoning district too intense for, and not compatible with, the areas on the west side of Edmond Street. The Industrial Park (IP) zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. Staff is aware the 4.61 acre site, immediately to the north of the subject property across Quail Avenue, was reclassified to an Industrial Park (IP) zoning district in February 2026 via ZC-25-0767. However, that site is located adjacent to Russell Road which is designated as an arterial street. The project site associated with this request is immediately adjacent to 3 local streets, being Quail Avenue, Oquendo Road, and Edmond Street. The site is also adjacent to an existing Ranch Estate Neighborhood to the west. The Industrial Park (IP) would permit higher intensity uses to further encroach upon an established NPO-RNP. Edmond Street should function as a border between the industrial uses to the east and the NPO-RNP farther to the west. Therefore, for these reasons, staff finds the request for Industrial Park (IP) zoning not appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- 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 30.02.26B 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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment./kc

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 #0508-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND EDMOND, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700005/ZC-26-0070/VS-26-0071/WS-26-0072

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/17/26 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 2/4/26

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 # 25-101679

ASSESSOR PARCEL #(s): 163-36-502-003 and -006

PROPERTY ADDRESS/ CROSS STREETS: West of Edmond St between Russell Rd and Oquendo St

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 (-003) and CP (-006) to IP
3. Design Review and Waivers of Development Standards for a 57,460 sq ft office/warehouse
4. Vacation of Government Patent Easements and Public Right-of-Ways

PROPERTY OWNER INFORMATION

NAME: Diamond Edmond LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Darren C. Petersen, Manager
Property Owner (Print)

1-15-2026
Date

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

KAEMPFER

CROWELL

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

January 15, 2026

VIA EMAIL

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

**Re: *Justification Letter – Zone Change to IP
Edmond/Oquendo
APN: 163-36-502-003 & 006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.12 acres and is located on the northwest corner of Oquendo Road and Edmond Street. The property is more particularly described as APNs: 163-36-502-003 & 006 (collectively the "Site"). The Applicant is proposing to develop a 55,088 SF warehouse facility. As such, the Applicant is seeking a zone change from Commercial Professional (CP) and Residential Suburban 20 (RS20) to Industrial Park (IP) to allow for the warehouse development. Corresponding applications for a master plan amendment to Business Employment (BE) and design review with related waivers have also been submitted.

The zone change request to IP is appropriate and consistent with the overall trends in the area. An IP zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. Here, the Site is located just east of hundreds of acres' master planned BE and zoned IP. IP is also appropriate as the Site is near the I-215/Decatur Boulevard interchange.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

05/19/26 PC AGENDA SHEET



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0071-DIAMOND EDMOND L L C:

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue, and Edmond Street and Mohawk Street; a portion of right-of-way being Oquendo Road located between Edmond Street and Mohawk Street; a portion of right-of-way being Edmond Street located between Oquendo Road and Quail Avenue; and a portion of right-of-way being Quail Avenue located between Edmond Street and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-502-003; 163-36-502-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements located within the subject site. Additionally, the plans depict the vacation and abandonment of portions of Oquendo Road, Edmond Street, and Quail Avenue located along the southern, eastern, and northern portions of the subject site. The easements are being requested to be vacated as they are no longer needed for the development of roads or utilities, and the rights-of-way are being requested to be vacated to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0174-06*	Tentative map for a 1-lot commercial subdivision tentative map for the southern portion of the subject site - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change reclassifying the southern portion of the site from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	A use permit to rebuild and expand an overhead transmission line along a portion of Edmond Street	Approved by BCC	November 1996

*Only for APN 163-36-502-006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-26-700005	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0070	A zone change from CP and RS20 to IP is a companion item on this agenda.
WS-26-0072	A waiver of development standards with design review for a proposed office/warehouse development is 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND EDMOND, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700005/ZC-26-0070/VS-26-0071/WS-26-0072

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/17/26 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 2/4/26

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 # 25-101679
ASSESSOR PARCEL #(s): 163-36-502-003 and -006

PROPERTY ADDRESS/ CROSS STREETS: West of Edmond St between Russell Rd and Oquendo St

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 (-003) and CP (-006) to IP
3. Design Review and Waivers of Development Standards for a 57,460 sq ft office/warehouse
4. Vacation of Government Patent Easements and Public Right-of-Ways

PROPERTY OWNER INFORMATION

NAME: Diamond Edmond LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Darren C. Petersen, Manager
Property Owner (Print)

1-15-2026
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

December 16, 2025

VIA EMAIL

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

**Re: *Justification Letter – Vacation and Abandonment
Edmond/Oquendo
APNs: 163-36-502-003 & 004***

To Whom It May Concern:

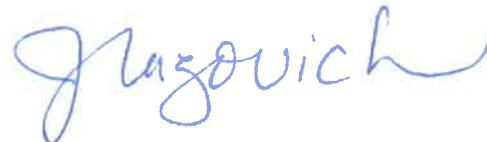
Please be advised, this Firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop a 55,088 SF warehouse building located on the northwest corner of Edmond Street and Oquendo Road. The property is more particularly described as APNs: 163-36-502-003 & 004 (collectively the “Site”). The Applicant is requesting to vacate and abandon portions of Edmond Street, Quail Avenue, and Oquendo Road as well as vacate and abandon government patent easements. The Applicant has filed concurrently a master plan amendment, zone change, and design review.

The Applicant is proposing to construct detached sidewalks along Edmond Street, Quail Avenue, and Oquendo Road. A vacation and abandonment of a 5-foot-wide portion of Edmond Street, Quail Avenue, and Oquendo Road is required to accommodate the detached sidewalk requirement. Additionally, the Applicant is requesting to vacate and abandon existing 33-foot-wide government patent easements along the west boundary and 8-foot-wide government patent easements along Edmond Street, Quail Avenue, and Oquendo Road that are no longer needed. Therefore, the proposed vacation and abandonment is appropriate.

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

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0072-DIAMOND EDMOND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 4.12 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

163-36-502-003; 163-36-502-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street setback of the fire pump house building along Quail Avenue to 15 feet where 20 feet is required per Section 30.02.18B (a 25% reduction).
2.
 - a. Allow 41 foot tall buildings where structures adjacent to NPO-RNP properties shall not have heights exceeding those of the adjacent RNP district standards per Section 30.04.06G.
 - b. Reduce the separation of loading docks accommodating more than 1 loading space/dock to adjacent residential development to 129 feet where 150 feet is required by Section 30.04.06N (a 14% reduction).
3.
 - a. Reduce the throat depth for the northern driveway along Edmond Street to 18 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
 - b. Reduce the throat depth for the southern driveway along Edmond Street to 18 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
 - c. Reduce the approach distance from the southern driveway along Edmond Street to the intersection of Edmond Street and Oquendo Road to 125 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 17% reduction).
 - d. Reduce the departure distance from the intersection of Edmond Street and Quail Avenue to the northern driveway along Edmond Street to 119 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 37% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.12
- Project Type: Office/warehouse building
- Number of Stories: 1
- Building Height (feet): 41
- Square Feet: 58,088
- Parking Required/Provided: 58/67
- Sustainability Required/Provided: 7/7.5

Site Plans

The plans depict a proposed 58,088 square foot office/warehouse building oriented in the west-central portion of the site. The building is set back 30 feet from the west property line, 60 feet from Oquendo Road in the south, 127 feet from Edmond Street to the east, and 57 feet from Quail Avenue to the north. Two trash enclosures are provided in the southeast and northeast corners of the site with both enclosure set back at 20 feet from the right-of-way. Additional trash enclosures are shown adjacent to the office areas. A fire pump house is also shown 29 feet north of the office/warehouse building, which is set back 15 feet from Quail Avenue. Access to the site is provided by 2 commercial driveways, 43 feet wide, along Edmond Street with no access provided to Quail Avenue or Oquendo Road. Drive aisles are located to the north, east, and south of the office/warehouse building. Parking is generally located along the perimeter of the site, except for the west property line, and within 2 lots located adjacent to the office areas on the east side of the building. Loadings docks and at-grade loading spaces are located on the east side of the building facing away from the residential areas to the west. The loading docks generally hold 3 to 6 bays with the docks at the northeast and southeast corner of the building hosting 3 bays and the loading dock in the center portion of the building hosting 6 bays. The loading docks are set back 129 feet from the residential area to the west.

Landscaping

The plans show the site is being provided with street, parking lot, and screening landscaping. Street trees are planted within 2 landscape strips that are 5 feet wide on each side of a 5 foot wide detached sidewalk, but are mostly within the interior strip due to sight visibility zones along the streets. Along Edmond Street and portions of Quail Avenue and Oquendo Road, there is an existing 50 foot wide overhead transmission line which has resulted in the use of medium trees planted every 20 feet. Along the portions of Quail Avenue and Oquendo Road outside of the transmission line easement, large trees are planted every 30 feet. Overall, a total of 31 medium trees and 14 large trees are required with 32 medium trees and 15 large trees being provided. Within the parking area, medium trees are provided every 2 to 6 spaces within landscaping finger islands. A total of 28 medium-sized parking lot trees is being provided where 28 medium trees are required. Screening and buffering landscaping is being provided in the rear of the lot within a 30 foot wide planting strip with an 8 foot tall decorative wall located along the west property line. Within this landscaping strip, 3 staggered rows of evergreen trees are provided so that the trees are spaces 20 feet apart from each other in each row. A total of 84 evergreen trees are provided.

Elevations

The proposed office/warehouse building is 35 feet tall with a flat roof behind varied parapet wall along the north, east, and south facades, while the building can reach up to 41 feet tall along the west façade. The exterior consists of tilt-up concrete walls painted in neutral, desert tones, decorative awnings along all south and west facing windows and doors, accent clerestory windows on all facades, and aluminum storefront windows and doors at the entrances. Roll-up doors are in the loading docks that face towards the east along the east side of the building. The west facade is provided with additional cement plaster pop-outs that mimic residential archways and pitched roofs.

Floor Plans

The proposed office/warehouse building contains 58,088 square feet with 4 proposed shell suites with the 2 outer suites being 15,010 square feet and the 2 interior suites being 13,720 square feet. Each suite contains an accessory office in a corner of each of the warehouse shell suites and consists of 1,005 square feet with an open office space, 2 offices, a reception area, and restrooms.

Applicant's Justification

The reduction in throat depth is limited to the ingress side of the 2 driveways, and the impacts are limited as there are only 2 access points to the site. The reduction in approach and departure distance is acceptable as Edmond Street is a local street and the requested reductions are minimal. The modified residential adjacency standards are acceptable as an increased buffer is being proposed and the building is increasing height due to the addition of architectural enhancements that will mimic the appearance of a residential building. The roll-up doors and loading docks are completely screened by the building from the residential areas to the west. The reduction in setbacks for the fire pump house and trash enclosure are needed to the size and shape of the site and to accommodate the building.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0174-06*	Tentative map for 1 lot commercial subdivision for the southern portion of the subject site - expired	Approved by PC	May 2006
ZC-1593-05*	Zone change for southern portion of the site from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit to rebuild and expand an overhead transmission line along a portion of Edmond Street	Approved by BCC	November 1996

*Only for APN 163-36-502-006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700005	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0070	A zone change from CP & RS20 to IP is a companion item on this agenda.
VS-26-0071	A vacation and abandonment for patent easements and portions of rights-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.

Waiver of Development Standards #1

The purpose of reviewing reduced accessory structure setbacks is to ensure that enough space is provided to limit the massing of structures along the street and to prevent possible negative impacts such structures can have on the streetscape. Staff finds there are other areas on the site the fire pump building could be placed to eliminate these waivers. Therefore, cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing modifications to residential adjacency standards is to ensure that the proposed modifications will properly address negative impacts on the surrounding residential development. In this case, staff finds the applicant is proposing a buffering and screening landscape buffer that is twice as wide and contains significantly more trees than is required by Code. Additionally, the western façade of the building has been modified to mirror the exterior of residential buildings. These modifications are also combined with an increased setback of the building over the required height step back. Staff also finds the proposed loading docks will be completely screened from any residential development as they will be on the opposite side of the

building from the adjacent residential development. Given the additional buffer, setback, and architectural enhancements along with the placement of the loading docks, staff could support these requests; however, since staff is not supporting the other requests, staff is ultimately unable to support this request.

Design Review

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

Overall, the development as proposed is providing several mitigation efforts, such architectural enhancement and landscaping, to help the building be more compatible with the adjacent residential development and so that the building will contribute to an area that is in relative transition from more rural residences to the west and more industrial uses in the east. In addition, the exterior of the building is attractive and would be an enhancement to the area. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement. Additionally, the additional landscaping provided along the west boundary should help reduce negative impacts from the proposed building on the residential areas to the west. The building is sited to screen the unsightly portions of the use from the nearby residential development, and the scale of the building is like other industrial buildings in the area. Overall, staff finds that both the use and overall design of the site should be an enhancement to the area, and accounts as much as possible, for any negative impacts to the surrounding area. Finally, staff finds the proposed development will support Master Plan Policy 5.5.3, which encourage the development of compatible industrial development in designated areas and areas that limit impact on less intense uses. With that said, staff is concerned regarding the request for reduced setbacks, as the site could be redesigned to accommodate the necessary setbacks. Additionally, staff is also not supporting the accompanying plan amendment and zone change, as a result staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3a & #3b

Staff cannot support the request to reduce the throat depth for the commercial driveways on Edmond Street. This site is a raw parcel, and there is no reason they cannot meet the minimum requirements.

Waiver of Development Standards #3c & #3d

Staff cannot support the reduction of the departure or the approach distances along Edmond Street. With the volume of traffic on Edmond Street in combination with the requests from Waivers #3a and #3b, the reductions may cause stacking in the right-of-way. Therefore staff cannot support the request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- 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.

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 30.02.26B 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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0508-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND EDMOND, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700005/ZC-26-0070/VS-26-0071/WS-26-0072

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/17/26 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 2/4/26

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 # 25-101679
ASSESSOR PARCEL #(s): 163-36-502-003 and -006

PROPERTY ADDRESS/ CROSS STREETS: West of Edmond St between Russell Rd and Oquendo St

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 (-003) and CP (-006) to IP
3. Design Review and Waivers of Development Standards for a 57,460 sq ft office/warehouse
4. Vacation of Government Patent Easements and Public Right-of-Ways

PROPERTY OWNER INFORMATION

NAME: Diamond Edmond LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Darren C. Petersen, Manager
Property Owner (Print)

1-15-2026
Date

January 15, 2026

VIA EMAIL

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

Re: Justification Letter – Design Reviews for (1) Office/Warehouse Facility and (2) Increase Grade and Waivers of Development Standards Edmond/Oquendo APNs: 163-36-502-003 & 006

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.12 acres and is located on the northwest corner of Oquendo Road and Edmond Street. The property is more particularly described as APNs: 163-36-502-003 & 006 (the “Site”). The Applicant is proposing to develop a 55,088 SF warehouse facility. As such, the Applicant is seeking a design review with related waivers for an office/warehouse development. Corresponding applications for a master plan amendment to Business Employment (BE), zone change to IP, and a vacation and abandonment have also been submitted.

DESIGN REVIEWS

- **Office/Warehouse**

The Applicant is proposing to develop one (1) warehouse building consisting of 55,088 SF. The building will have four (4) units. The end cap units will be approximately 15,010 SF and the middle two units will be approximately 13,720 SF. Each unit will have a reception area and two (2) offices in the front portion with the warehouse area behind the office. Each unit will also have a roll-up door on the east elevation of the building facing Edmond Street. The building height is approximately 34-foot 6-inches and the elevations of the building will consist of concrete panels painted with three (3) colors.

Access to the Site will be from two (2) driveways along Edmond Street. The Site will meet parking by providing 59 parking spaces, including 4 EV capable parking spaces, where 58 parking spaces are required. The Applicant will provide full-offsite improvements along Edmond Street including constructing a detached sidewalk. Concurrent with this request, the Applicant is also submitting a vacation and abandonment application requesting to vacate and abandon a 5-foot-wide portion of Edmond Street, Quail Avenue, and Oquendo Road to allow for detached sidewalks.

Additionally, signage is not part of this application.

- **Increase Fill**

There is an existing ravine that runs in the middle of the Site from the northeast to the southwest. To develop the Site, the Applicant will be required to provide approximately 10-feet of fill. The fill will level the Site and make the Site developable.

- **Sustainability**

The Site design meets the 7-point sustainability and as outlined below exceeds the sustainability requirements by providing the following:

- **Landscaping**

- Title 30.04.05(J)(3)(i) – The Site will provide at least 10% or more trees than required. As such, this equals *1 point*.
- Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
- Title 30.04.05(J)(3)(iii) – The landscape buffer will exceed the required buffer width by 10%. As such, this equals *1 point*.
- Title 30.04.05(J)(3)(vi) – The Site’s landscaping is oriented towards the south and west sides of the building. As such, this equals *0.5 points*.

- **Building/Site Design**

- Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(a) – The building orientation is east-west. As such, this equals *1 point*.
- Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(4) – The floor-to-ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(5) – The building will have low-emissivity glass on all south- and west-facing windows. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.

WAIVER OF DEVELOPMENT STANDARDS

- **Reduce Throat Depth**

The Applicant is requesting to reduce the throat depth for the ingress side for each driveway to 18-feet where 25-feet is required. The throat depth for the egress side of each driveway is 25-feet in compliance with code. The proposed building is setback as much as possible while still meeting all required setbacks. The Site's two (2) access points further mitigate the throat depth reduction.

- **Reduce Approach Distance**

The Applicant is requesting to reduce the approach distance from 150-feet as required by Uniform Standard Drawing 222.1 to 125-feet along Edmond Street approaching the Oquendo Road intersection. The slight reduction will not cause any adverse impact as Edmond Street is a local street and not a major arterial.

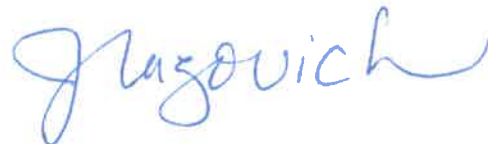
- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance from 190-feet as required by Uniform Standard Drawing 222.1 to 119-feet along Edmond Street departing from the Quail Avenue intersection. The slight reduction will not cause any adverse impact as Edmond Street is a local street and not a major arterial.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700014-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.21 acres.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Compact Neighborhood (CN) land use category is appropriate since there is an abutting property to the north that is also planned for Compact Neighborhood (CN) uses. Furthermore, a residential land use category, as opposed to the existing commercial land use category, would be more consistent and provide a better transition with the existing residential to the south. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (AE-60 & NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Convenience store with gas pumps & car wash

Related Applications

Application Number	Request
ZC-26-0182	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
VS-26-0181	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-26-0183	A waiver of development standards and design review for a single-family attached residential development (townhomes) is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached residential subdivision (townhomes) is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is not compatible with the surrounding area. Russell Road has acted as a clear line in the area between the higher density residential developments to the north and the lower density, RS20 zoned, residential developments to the south. Furthermore, the adjacent parcels to the south of the eastern subject parcel are planned for Ranch Estate Neighborhood (RN) uses and are within the Neighborhood Protection (RNP) Overlay. Therefore, the Compact Neighborhood (CN) land use category is too dense and will adversely impact the area. The request will not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas. Furthermore, the adjacent convenience store with gas pumps and vehicle wash to the west was constructed assuming the subject site would be used for commercial uses. The change to the Compact Neighborhood (CN) land use category may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 typically requires a vehicle wash facility to be 200 feet from any area subject to Section 30.04.06, Residential Adjacency. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

Department of Aviation

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends Denial./kc

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Department of Aviation

If approved:

- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

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

Fire Prevention Bureau

- 30 foot streets are not code compliant
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

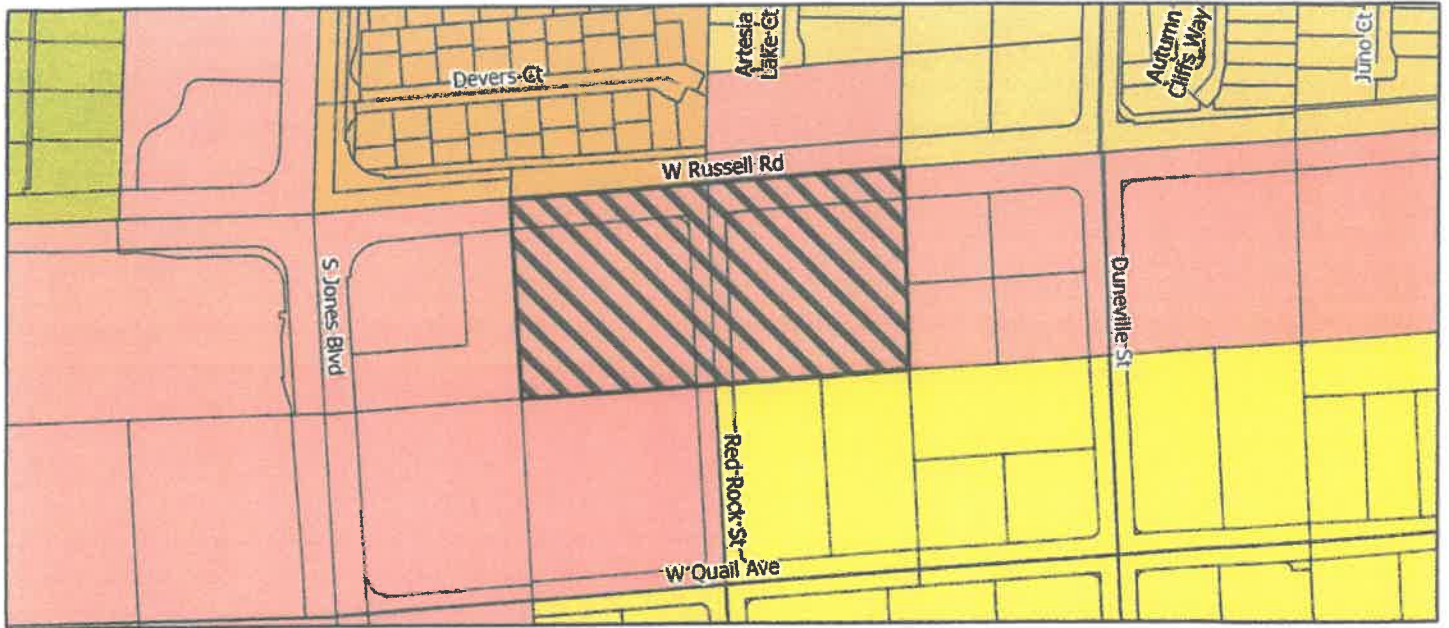
- No comment.

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

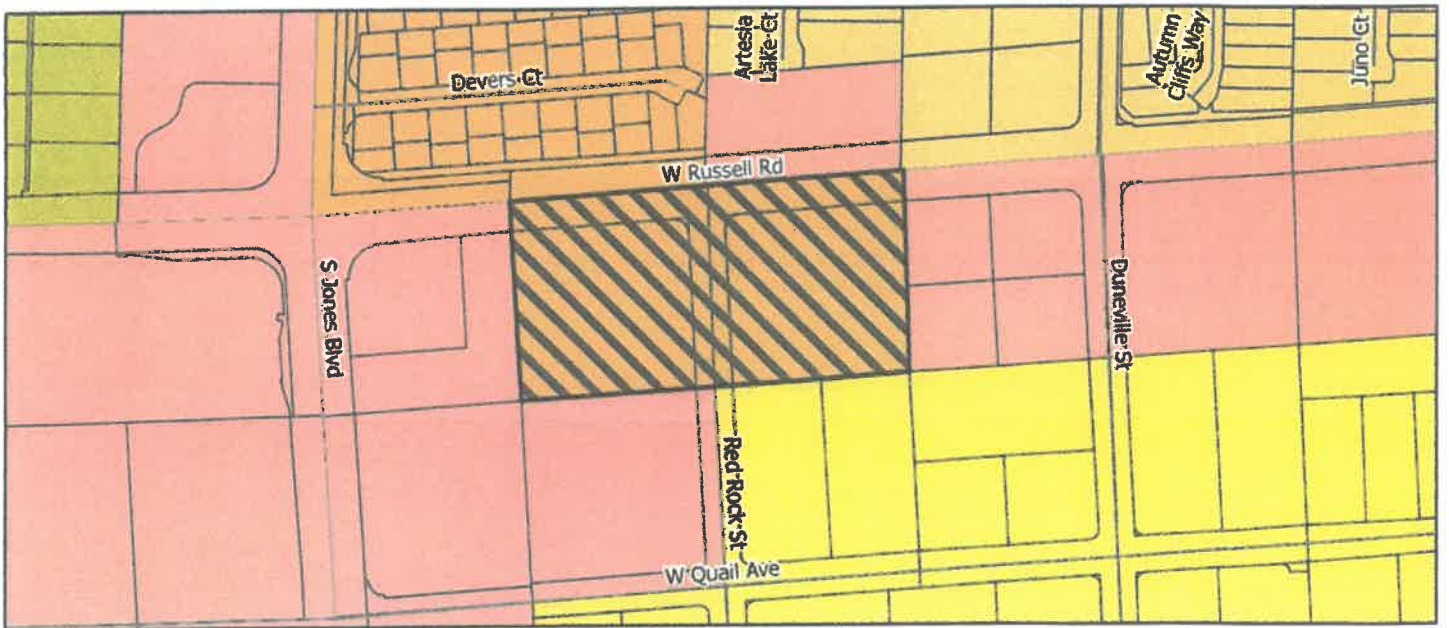
**APPLICANT: PEYMAN MASACHI
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**

Planned Land Use Amendment PA-26-700014

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas
- Neighborhoods**
 - Outlying Neighborhood (ON)
 - Edge Neighborhood (EN)
 - Ranch Estate Neighborhood (RN)
 - Suburban Estate Neighborhood (SN)
 - Low-Intensity Suburban Neighborhood (LN)
 - Mid-Intensity Suburban Neighborhood (MN)
 - Compact Neighborhood (CN)
 - Urban Neighborhood (UN)

- Commercial and Mixed Use**
 - Neighborhood Commercial (NC)
 - Corridor Mixed-Use (CM)
 - Entertainment Mixed-Use (EM)
- Employment**
 - Business Employment (BE)
 - Industrial Employment (IE)
- Other**
 - Agriculture (AG)
 - Open Lands (OL)
 - Public Use (PU)
 - Major Projects (MP)

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700014

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

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

Date: 4/28/2026

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: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Title 30 Fee Schedule Worksheet				
Application Type	Required Fees			Total
	Application	Mailed Notice	Sign	
Pre-submittal Conference	\$500			
Master Plan Amendment	\$2,200	\$1,000		\$3,200
Rezone (Zone Change)	\$500	\$500	\$200	
Title 30 Text Amendment	\$400			
Administrative Design Review	\$300			
Digital Sign Conversion per §30.05.06	\$10,000 per sign face			
Design Review	\$500	\$500		
Planned Unit Development	\$1,000	\$500		
Special Use Permit	\$500	\$500		
Alcohol as Principal Use Outside GED	\$500	\$500	\$200	
Expansion of GED	\$1,000	\$1,000	\$200	
Hazardous Materials	\$500	\$500 x 2		
Concept Specific Plan	\$825 + \$2 per acre	\$1,000	\$200	
Specific Plan	\$1,425	\$1,000		
Temporary Use	\$100			
Administrative Extension of Time	\$150			
Extension of Time	\$300 per application type	\$500 ¹		
Minor Deviation	\$100			
Variance	\$300	\$500		
Waiver of Conditions	\$300 per condition	\$500 ¹		
Waiver of Development Standards	\$300	\$500 ²		
Administrative Sign Design Review	\$300			
Sign Design Review	\$500	\$500		
Property/Yard Sign Permit	\$100 ³			
Annexation	\$1,000			
Application for Review	\$300 per application type	\$500 ¹		
Development Agreement				
Negotiated	\$2,000 + \$2 per acre + \$2 per parcel over 1 parcel + \$25 for 0.01-19.99 acres + \$50 for 20-100 acres + \$100 for more than 100 acres			
Standard	\$100			
Street Name or Numbering System Change	\$300	\$100		
Administrative Street Naming	\$100			
Vacation and Abandonment	\$500	\$500 + \$200		
Zoning Compliance	\$150			
Tentative Map	\$750			

1. When the notification radius on the original application was greater than 1,500 feet, or when the original application was a Waiver of Development Standards filed pursuant to §30.04.08, Public Works Development Standards, or a Tentative Map, where a mailed notice was not required, the mailed notice fee shall match that of the original application.
2. Mailed Notice fee is not required if the application is a Waiver of Development Standards filed pursuant to §30.04.08, Public Works Development Standards which does not require a mailed notice.
3. Construction permit fees are payable to the Department of Building. Required permit fees will be doubled if work for which a permit is required has been commenced without first obtaining the permit, or if the sign constructed exceeds the scope of a valid permit.

Fee Total \$3,200



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101574

ASSESSOR PARCEL #(s): 16336-102-01

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for attached Town Home units*

Tentative Map

Vacation of right of ways

PROPERTY OWNER INFORMATION

NAME: KRICORIAN GREGORY

ADDRESS: 4122 PRADO DE LAS CABRAS

CITY: CALABASAS

STATE: CA

ZIP CODE: 91302

TELEPHONE: _____ CELL (805) 338-5731

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 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.

Gregory Kricorian
Property Owner (Signature)*

Gregory Kricorian
Property Owner (Print)

10/9/2025
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

March 24, 2026

VIA UPLOAD

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

**Re: *Justification Letter – Master Plan Amendment
Russell Road/Jones Boulevard
APNs: 163-36-101-002 & 163-36-102-001***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.21 acres and is generally located on the south side of Russell Road and east of Robindale Road. The property is more particularly described as APNs: 163-36-101-002 and 163-36-102-001 (collectively the "Site"). The Applicant is proposing to develop a 54 single-family attached townhouse project. As such, the Applicant is requesting a master plan amendment from Neighborhood Commercial ("NC") to Compact Neighborhood (CN). Also, submitted separately and concurrent with the master plan amendment request, the Applicant is requesting a zone change from Residential Single-Family 20 (RS20) to Residential Single Family 2 (RS2), a design review with related waivers, tentative map, and a vacation and abandonment of unnecessary portions of right-of-way.

The Land Use Plan designation for the Site is NC and, more specifically, located within the Spring Valley land use plan area. A change of the land use plan to CN request satisfies the requirements set forth in Title 30.06.04 as follows:

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned NC for neighborhood commercial uses. Across the street on the northeast corner of Jones Boulevard and Russell Road is an existing residential development planned CN and zoned RS2. The proposed plan amendment to CN, and the corresponding zone change to RS2, is compatible with the neighboring development. Additionally, the area immediately to the south of the Site is residential. As such, the proposed amendment to CN will provide a good transition or buffer from Russell Road to the single-family residential development to the south.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to CN meets the Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.3.2 encourages a mixture of housing options within larger neighborhoods. Here, the Applicant is proposing a single-family attached townhome development. This housing type will provide a further diversity of housing types which will include single-family attached and detached homes.
- Policy 1.4.4 encourages infill development. The Applicant will develop the infill property.

3. The proposed amendment is compatible with the surrounding area:

The proposed master plan to CN is compatible to the surrounding area. Across the street on the northeast corner of Jones Boulevard and Russell Road is an existing residential development planned CN and zoned RS2. Additionally, the proposed amendment to CN will provide for an ideal transition from the exiting residential development to the south and from the Maverik gas station to Russell Road. Therefore, a master plan amendment to CN conforms to the existing area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The master plan amendment and zone change also meets the more specific Spring Valley Goals and Polices including the following policies:

- Policy SV 1.1 encourages contiguous and uniform suburban neighborhoods through infill development. Here, the Site is an infill property. The proposed project is contiguous to existing suburban neighborhoods and will provide a uniform residential development.
- Policy SV1.3 encourages reinvestment and revitalization in older neighborhoods with existing developments. Targeted infill should support a variety of housing options. Here, the Applicant is proposing a single-family attached townhouse development.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to CN will not have a negative effect on the adjacent properties or on transportation services and facilities. The proposed amendment to a residential is consistent with the surrounding developments. The proposed residential development will not impact transportation services or facilities.

6. **The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. Finally, the Applicant will mitigate any impacts the proposed development may have.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment and zone change will not cause any detriment to public health, safety and general welfare to the people of Clark County. The project will provide additional housing opportunities. This project will be a benefit, not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to CN is appropriate as the Applicant has satisfied the standard for approval.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

AJC/jmd/amp

10

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0182-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

ZONE CHANGE to reclassify 4.21 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed RS2 zoning is appropriate since there is an abutting property to the north that is also zoned RS2 and planned for Compact Neighborhood (CN) uses. Furthermore, the proposed zone change will provide a good transition or buffer from Russell Road to the single-family residential developments to the south. The proposed zone change will also allow a mixture of housing options in the area and encourage infill development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (AE-60 & NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Neighborhood Commercial	CG (AE-60)	Convenience store with gas pumps & car wash

Related Applications

Application Number	Request
PA-26-700014	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-26-0181	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-26-0183	A waiver of development standards and design review for a single-family attached residential development (townhomes) is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached residential subdivision (townhomes) 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 RS2 zoning on the site is not compatible with the surrounding area. Russell Road has acted as a clear line in the area between the higher density, smaller lot, residential developments to the north and the lower density, RS20 zoned, residential developments to the south. Furthermore, the adjacent parcels to the south of the eastern subject parcel are planned for Ranch Estate Neighborhood (RN) uses, zoned RS20, and are within the Neighborhood Protection (RNP) Overlay. Therefore, RS2 zoning is too dense and will adversely impact the area. The request will not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas. Furthermore, the adjacent convenience store with gas pumps and vehicle wash to the west was constructed assuming the subject site would be used for commercial uses based on the Master Plan. The change to RS2 zoning, and the companion item request (PA-26-700014) to the Compact Neighborhood (CN) land use category, may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 typically requires a vehicle wash facility to be 200 feet from any area subject to Section 30.04.06, Residential Adjacency. For these reasons, staff finds the request for RS2 zoning is not appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County

Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- 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 30.02.26B 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. The Determination of No Hazard must not be expired.
- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 30 foot streets are not code compliant;
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PEYMAN MASACHI
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**

11

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0181- ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

VACATE AND ABANDON portions of right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-101-004; 163-36-102-001; 163-36-102-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of portions of both Russell Road and Red Rock Street. The portion of Russell Road proposed to be vacated runs along the northern portion of the site and is requested to accommodate detached sidewalks. The portion of Red Rock Street proposed to be vacated is the entire stretch of the right-of-way between Russell Road and Quail Avenue. The vacation of Red Rock Street is requested to allow for the development of the subject site and is justified as the vacation will not land lock any parcels and is currently undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial complex

Related Applications

Application Number	Request
PA-26-700014	A plan amendment redesignating the site from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.
WS-26-0183	A waiver of development standards for an attached single-family residential development (townhouse) is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached residential subdivision 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 rights-of-way that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- 30 foot streets are not code compliant;
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) increase wall height; 3) increase retaining wall height; 4) reduce back of curb radius; and 5) alternative driveway geometrics.

DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum lot size to 1,720 square feet where 2,000 square feet is the minimum required per Section 30.02.08B (a 14% reduction).
2.
 - a. Increase the height of perimeter walls along the south property line to 8 feet where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
 - b. Increase the height of perimeter walls along the east property line to 8 feet where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
3.
 - a. Increase the height of a retaining wall along the eastern property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
 - b. Increase the height of a retaining wall along the western property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
4. Reduce the back of curb radius for internal private streets to 10 feet where 20 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
5.
 - a. Reduce the separation between driveways and property lines to 3 feet where 6 feet is the minimum required per Uniform Standard Drawing 222 (a 50% reduction).
 - b. Reduce the separation between driveway and curb returns to 2 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (an 83% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

12

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) increase wall height; 3) increase retaining wall height; 4) reduce back of curb radius; and 5) alternative driveway geometrics.

DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum lot size to 1,720 square feet where 2,000 square feet is the minimum required per Section 30.02.08B (a 14% reduction).
2.
 - a. Increase the height of perimeter walls along the south property line to 8 feet where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
 - b. Increase the height of perimeter walls along the east property line to 8 feet where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
3.
 - a. Increase the height of a retaining wall along the eastern property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
 - b. Increase the height of a retaining wall along the western property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
4. Reduce the back of curb radius for internal private streets to 10 feet where 20 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
5.
 - a. Reduce the separation between driveways and property lines to 3 feet where 6 feet is the minimum required per Uniform Standard Drawing 222 (a 50% reduction).
 - b. Reduce the separation between driveway and curb returns to 2 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (an 83% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Project Type: Attached single-family residential development (Townhomes)
- Number of Lots/Units: 54
- Density (du/ac): 12.82
- Minimum/Maximum Lot Size (square feet): 1,720/2,356
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet (Minimum/Maximum): 1,531/1,729 (per unit)
- Open Space Required/Provided: 10,800/14,998

Site Plan

The proposed attached single-family residential development will consist of 11 townhouse buildings located primarily along the perimeter of the site. The townhouse buildings will consist of 4 to 5 individual and attached units that will function as a single building. The buildings will be set back from the perimeter property boundaries of the site as following: 20 feet from the east and west, 30 feet from the south, and 17 feet from the north (Russell Road). All buildings will be separated from each other by at least 10 feet. The site will be subdivided into a total of 54 lots with a density of 12.82 dwelling units per acre with access provided via 30 foot and 37 foot wide private streets and drive aisles from Russell Road. All buildings will have their front door placed opposite the street they will be accessing from, with their garage door facing the street. Pedestrian walkways will connect all lots and open space areas, as well as to Russell Road. The lots will range in size from 1,720 square feet up to 2,356 square feet. All driveways will be 20 feet long. Parking is provided by the 2 car garages that each lot will be provided as well as by 12 off-street parking stalls located to the south of Buildings 9 & 10 within the central portion of the site. Along the east, west, and south property lines, an 8 tall decorative CMU block wall is proposed along with a 3.5 foot tall retaining wall along the east property line.

Landscaping

Along Russell Road, street landscaping is provided with 2 landscape areas that are 5 feet wide and located on each side of a proposed 5 foot wide detached sidewalk. Within these landscape areas, large trees are placed every 30 feet on center and staggered on each side of the sidewalk where possible. A total of 19 large trees are provided where 19 are required. Parking lot landscaping is also provided for the parking area with large trees placed every 6 spaces within landscape islands. The site is also provided with a 15 foot wide landscape area along the southern portion of the site within a proposed common element and adjacent to an existing NPO-RNP development, with evergreen trees placed in two staggered rows every 20 feet on center. The site is also proposing 14,998 square feet of common open space where 10,800 square feet is required. The common open space consists of formal planting areas, dog runs, barbeque areas, and sitting areas.

Elevations

The elevations provided show the exterior design of the homes within the development will have a similar and unified design between each building. All buildings are 2 stories tall and range in

height from 29 feet to 30 feet. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered and hidden entry area and significant fenestration. The front doors of each unit will generally face away from the street into a landscaped pedestrian access area, with garage doors facing toward the street.

Floor Plan

Each building will contain between 4 to 6 units and will range in size from 4,200 square feet up to 6,636 square feet. Each unit will range in size from 1,050 square feet up to 1,134 square feet, including garage space, spread across 2 stories. Each model is shown to have 3 bedrooms with options that include walk-in closets, ensuite bathrooms, living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant’s Justification

The proposed development is well sited and contains sufficient open space, parking, and driveway length. The orientation of the townhouse buildings are sited similarly to other townhome developments. The reduction in lot size is minimal and allows for more efficient use of space given the infill nature and size of the subject site. The increase of the wall height is to allow greater privacy and to deal with existing drainage conditions. The site buffers the RNP areas to the north with a higher wall, landscaping, and has a higher setback than necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial Complex

Related Applications

Application Number	Request
PA-26-700014	A plan amendment from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.

Related Applications

Application Number	Request
VS-26-0181	A vacation and abandonment of rights-of-way is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached residential subdivision 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 proposed reduction in lot area is limited to the lots within the central portions of the townhouse buildings, and in many cases the proposed reductions are limited to 300 square feet or less. With that said, staff finds in this case, the site is relatively large in comparison to the size of the buildings and lots. There is sufficient space on the site to meet the minimum lot size required while still meeting the minimum setbacks, open space, and other such requirements. For these reasons, staff is unable to support this request.

Waivers of Development Standards #2a & #3b

The purpose of reviewing increased screen and retaining wall height is to assure there are no negative impacts of these improvements on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision and the overall increase proposed is relatively minor, capped at 6 inches. Additionally, the majority of the wall to the south are already existing, and the proposed 8 foot wall are needed in order to match the existing condition. Finally, the walls to the west will be adjacent to an existing commercial development that should not be highly impacted by such structures. For these reasons, staff could support these requests, but is ultimately unable, as staff is not supporting the other waivers of development standards, and the accompanying plan amendment and zone change requests.

Waivers of Development Standards #2b & #3a

Again, the purpose of reviewing increased screen and retaining wall height is to assure there are no negative impacts of these improvements on the surrounding properties. Along the eastern perimeter, there are no existing walls and the properties are currently zoned to allow lower density

residential development. Staff finds additional landscaping or tiering of the walls along this property line could help to reduce the impacts on the adjacent properties but are otherwise not being utilized. As a result, staff finds an 11.5 foot wall from the perspective of the properties to the east is excessive without any mitigation. For these reasons, staff is unable to support this request.

Design Review

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

The proposed residential development is similar in character to another compact development area located to the north of the site on the other side of Russell Road. In addition, a residential development on this parcel will help to activate a long-term unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are consistent with newer townhouse development designs with driveways that are larger than are usually provided in similar products. The street and pedestrian walkway system also allow for ease of access to the community spaces, but also to Russell Road. Additionally, the separation of pedestrian and car spaces helps increase safety. Parking is well supplied within the community through garage spaces and off-street parking stalls. Overall, staff finds that a residential development in this parcel supports Master Plan Policies 1.1.1, 1.1.2, 1.3.2, 1.4.4, and Spring Valley-specific Policy SV-1.1, which encourage in-fill development, a mix of housing types, and the location of housing near major transit corridors. However, since staff is not supporting the reduction in lot size, and the accompanying plan amendment and zone change requests, staff is unable to support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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.

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 30.02.26B 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. The Determination of No Hazard must not be expired.

- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- If approved, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- If approved, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- If approved, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 30 foot streets are not code compliant.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: ANN PIERCE, KAEMPFER CROWEL, 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-26-0183

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

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

Date: 4/28/2026

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: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

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 # 25-101574

ASSESSOR PARCEL #(s): 163361020A

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units

Tentative Map

Vacation of Right of ways

PROPERTY OWNER INFORMATION

NAME: KRICORIAN GREGORY

ADDRESS: 4122 PRADO DE LAS CABRAS

CITY: CALABASAS

STATE: CA

ZIP CODE: 91302

TELEPHONE: _____ CELL (805) 338-5731

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 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.

Gregory Kricorian

Property Owner (Signature)*

Gregory Kricorian

Property Owner (Print)

10/9/2025

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101574
ASSESSOR PARCEL #(s): 163-36-101-002

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units
Tentative Map
Vacation of Right of ways

PROPERTY OWNER INFORMATION

NAME: KRICORIAN GREGORY
ADDRESS: 4122 PRADO DE LAS CABRAS
CITY: CALABASAS STATE: CA ZIP CODE: 91302
TELEPHONE: _____ CELL (805) 338-5731

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 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.

Gregory Kricorian
Property Owner (Signature)*

Gregory Kricorian
Property Owner (Print)

10/9/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101574
ASSESSOR PARCEL #(s): 163-36-101-002

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units
Tentative Map
Vacation of Rights of Way

PROPERTY OWNER INFORMATION

NAME: ANTERASIAN FAMILY TRUST
ADDRESS: 4122 PRADO DE LAS CABRAS
CITY: CALABASAS STATE: CA ZIP CODE: 91302
TELEPHONE: _____ CELL 818-667-2720

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 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.

Anna Anterasian george anterasian Anterasian Family 10/8/2025
Property Owner (Signature) Property Owner (Print) 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
jilazovich@kcnvlaw.com
D: 702.792.7050

March 19, 2026

VIA UPLOAD

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

Re: *Justification Letter – Design Review for Single-Family Attached Townhomes and Waiver of Development Standards - Russell Road/Jones Boulevard*
APNs: 163-36-101-002 & 163-36-102-001

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.21 acres and is generally located on the south side of Russell Road and east of Robindale Road. The property is more particularly described as APNs: 163-36-101-002 and 163-36-102-001 (collectively the "Site"). The Applicant is proposing to develop a 54 single-family attached townhouse project. As such, the Applicant is requesting a design review with related waivers. Also, submitted separately and concurrent with the design review and related waivers, the Applicant is requesting a master plan amendment from Neighborhood Commercial ("NC") to Compact Neighborhood ("CN"), a zone change from Residential Single-Family 20 (RS20) to Residential Single-Family 2 (RS2), a tentative map, and a vacation and abandonment of unnecessary portions of right-of-way.

DESIGN REVIEW

The Site is located on the south side of Russell Road and just east of Jones Boulevard. The Site will be accessed from two points along Russell Road that lead into 37-wide internal streets. The proposed development will consist of 54 single-family attached townhomes and 8 common lots. The lot sizes will range between 1,575 SF to 2,719 SF with an average lot size of 1,982 SF. The townhomes will be clustered in 4-plexes, 5-plexes and 6-plexes. The buildings' height will approximately 29 feet and two stories. The proposed buildings will be highly articulated. The architectural enhances include pop-outs, a varying color scheme, and stone veneer finishes. Each townhouse unit will consist of a 20-foot driveway capable of parking two cars, a two-car garage, living space, a patio area and a balcony.

The Site will provide 15, 627 SF of open space where 10,800 SF of open space is required. The project will consist of internal walkways to provide pedestrian connectivity within the development. The Site's design is sensitive to the existing residential development to the south as evident by the proposed 30-foot wide setback with landscaping and trees planted every 10-feet of center.

Further, Title 30 suggest Applicants try to achieve five (5) sustainability points, which the this Applicant has met in the following ways:

- Title 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. Here, the proposed landscaping is 100% very low or low water needs. **(1 point)**

infill parcels, providing attainable housing, and variety of housing types. Additionally, the Site will provide common elements, open space, and internal walkways to provide pedestrian connectivity. Therefore, the reduced lot size is appropriate.

- **Increase Wall Height (Title 30.04.03(B)(1)) and Retaining Wall Height (Title 30.04.03(C)(2)(i))**

The Applicant is proposing to construct an up to 8-foot-tall decorative screen fence and an up to 3.5-foot retaining wall. The slight increase in wall height is due to the fall on the Site from west to east. Therefore, an increase in wall height is appropriate.

- **Alternative Yard Setback (Title 30.02.08)**

The Applicant is requesting an alternative yard setback to allow for the townhome project to have the front door face the common areas instead of the street.

- **Reduce Lot Size Residential Adjacency Standard (Title 30.04.06(G)(2))**

The east half of the Site is adjacent, on the south, to properties within the rural neighborhood preservation. The Applicant is requesting to waive the requirement to have 10,000 SF lots adjacent to the properties in the rural neighborhood preservation. The Site's design is sensitive to the existing residential development to the south as evident by the proposed 30-foot wide setback with landscaping and trees planted every 10-feet of center.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

13

05/19/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Project Type: Attached single-family residential development (Townhomes)
- Number of Lots/Units: 54
- Density (du/ac): 12.82
- Minimum/Maximum Lot Size (square feet): 1,720 / 2,356

Tentative Map Description

The proposed attached single-family residential subdivision will be subdivided into a total of 54 lots with a density of 12.82 dwelling units per acre with access provided via 30 foot and 37 foot wide private streets and drive aisles from Russell Road. All lots will be oriented along internal private streets and drive aisles. The lots will range in size from 1,720 square feet up to 2,356 square feet. The site is also proposing 14,998 square feet of common open space where 10,800 square feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial Complex

Related Applications

Application Number	Request
PA-26-700014	A plan amendment from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.
VS-26-0181	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-26-0183	A waiver of development standards for an attached single-family residential development (townhouse) 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

Staff finds the reduction in lot size for several of the lots is a self-imposed hardship and the project could be developed to maintain the lot sizes required by Code. Additionally, staff is not supporting the accompanying plan amendment and zone change requests along with other waivers of developments standards requests, which are required for this subdivision. For these reasons, staff is unable to support this request.

Department of Aviation

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 names and suffixes.

Department of Aviation

- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 30 foot streets are not code compliant.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRB)

- 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 #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

**CONTACT: ANN PIERCE, KAEMPFER CROWEL, 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): TM-26-500050

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

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

Date: 4/28/2026

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: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

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 # 25-101574

ASSESSOR PARCEL #(s): 16336102001

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units

Tentative Map

Vacation of Right of ways

PROPERTY OWNER INFORMATION

NAME: KRICORIAN GREGORY

ADDRESS: 4122 PRADO DE LAS CABRAS

CITY: CALABASAS

STATE: CA

ZIP CODE: 91302

TELEPHONE: _____ CELL (805) 338-5731

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 702-461-9711 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.

Gregory Kricorian

Property Owner (Signature)*

Gregory Kricorian

Property Owner (Print)

10/9/2025

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101574
ASSESSOR PARCEL #(s): 163-36-101-002

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units
Tentative Map
Vacation of Right of ways

PROPERTY OWNER INFORMATION

NAME: KRICORIAN GREGORY
ADDRESS: 4122 PRADO DE LAS CABRAS
CITY: CALABASAS STATE: CA ZIP CODE: 91302
TELEPHONE: _____ CELL: (805) 338-5731

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL: 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL: 702-461-9711 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.

Gregory Kricorian
Property Owner (Signature)*

Gregory Kricorian
Property Owner (Print)

10/9/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101574
ASSESSOR PARCEL #(s): 163-36-101-002

PROPERTY ADDRESS/ CROSS STREETS: SEC of Russell and Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use amendment and zone change, *design review for* attached Town Home units
Tentative Map
Vacation of Rights of Way

PROPERTY OWNER INFORMATION

NAME: ANTERASIAN FAMILY TRUST
ADDRESS: 4122 PRADO DE LAS CABRAS
CITY: CALABASAS STATE: CA ZIP CODE: 91302
TELEPHONE: _____ CELL 818-667-2720

APPLICANT INFORMATION (information must match online application)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 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.

George Anterasian Anterasian Family 10/8/2025
Property Owner (Signature) Property Owner (Print) Date

14

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres.

Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6740 & 6760 W. Russell Road
- Site Acreage: 8.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Urban Neighborhood (UN) land use category is appropriate since the site is located on a major arterial street (Russell Road) and matches the density that was previously approved on the site for a senior housing development (NZC-22-0068). Furthermore, the area has been transitioning from a low-density residential area to medium and higher density residential uses and various commercial uses. The request also meets the need for additional housing in the Las Vegas Valley. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road	Approved by PC	October 2025
ADET-25-900415 (NZN-22-0068)	First extension of time to reclassify the site from R-E to R-4 zoning for a multi-family senior housing development subject until May 4, 2027 to complete	Approved by ZA	October 2025
NZN-22-0068	Reclassified the site from R-E to R-4 zoning for a multi-family senior housing development	Approved by BCC	May 2022
VS-22-0069	Vacation and abandonment for government patent easements and a 5 foot wide portion of right-of-way being Russell Road - expired	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/daycare
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

Related Applications

Application Number	Request
ZC-26-0188	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0189	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
WS-26-0190	A waiver of development standards and design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service

provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The proposed Urban Neighborhood (UN) land use category is compatible with the surrounding area. The abutting properties to the north and south are planned for Neighborhood Commercial (NC) uses with some of the properties already zoned CP. The adjacent property to the west is planned for Corridor Mixed-Use and zoned CG. Although the abutting property to the east is developed as an RS3.3 zoned single-family residential subdivision, the adjacent property to the east of that subdivision is planned for Compact Neighborhood (CN) uses and zoned RM18. Therefore, the area has seen an increase in density and intensity beyond what is allowed for Mid-Intensity Suburban Neighborhood (MN). Furthermore, arterial streets, such as Russell Road, are appropriate locations for higher density development. Additionally, the Board of County Commissioners have already approved R-4 zoning for the site per NZC-22-0068 in May 2022 which allows a density that would be conforming to the proposed Urban Neighborhood (UN) land use category. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand "middle" housing options. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

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 comment.

TAB/CAC:

APPROVALS:

PROTEST:

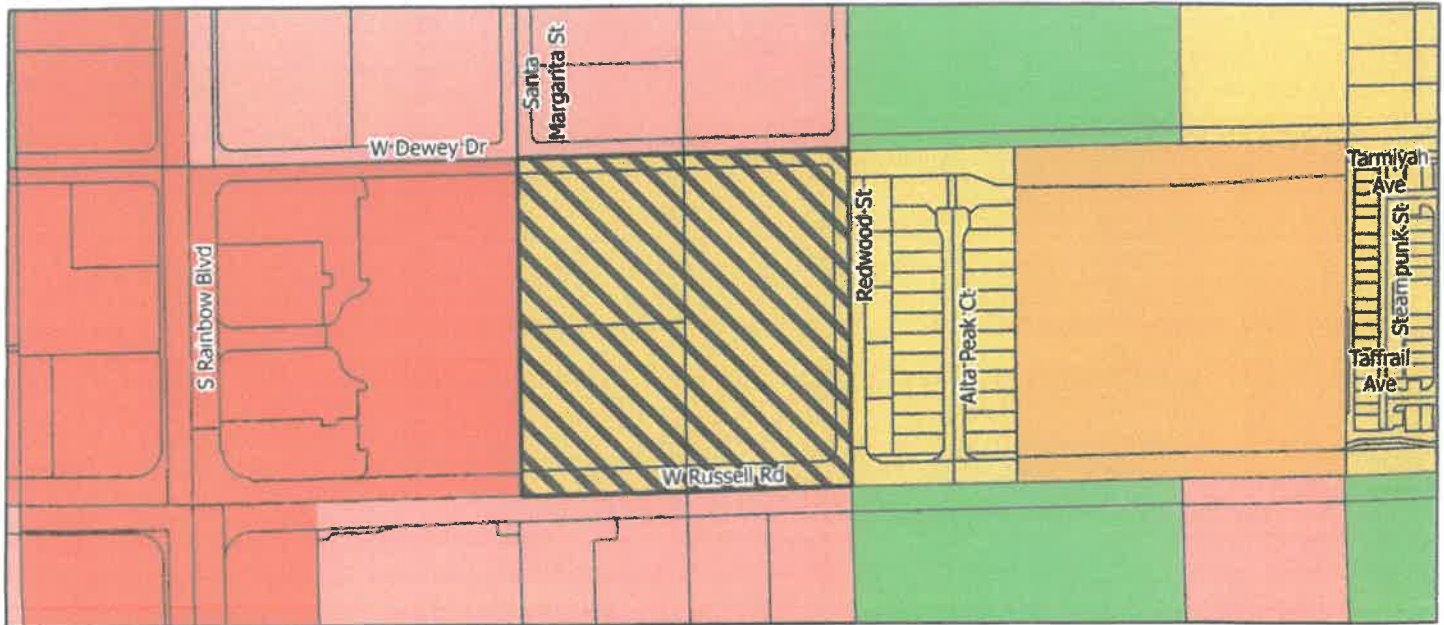
APPLICANT: THE JD APARTMENTS

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

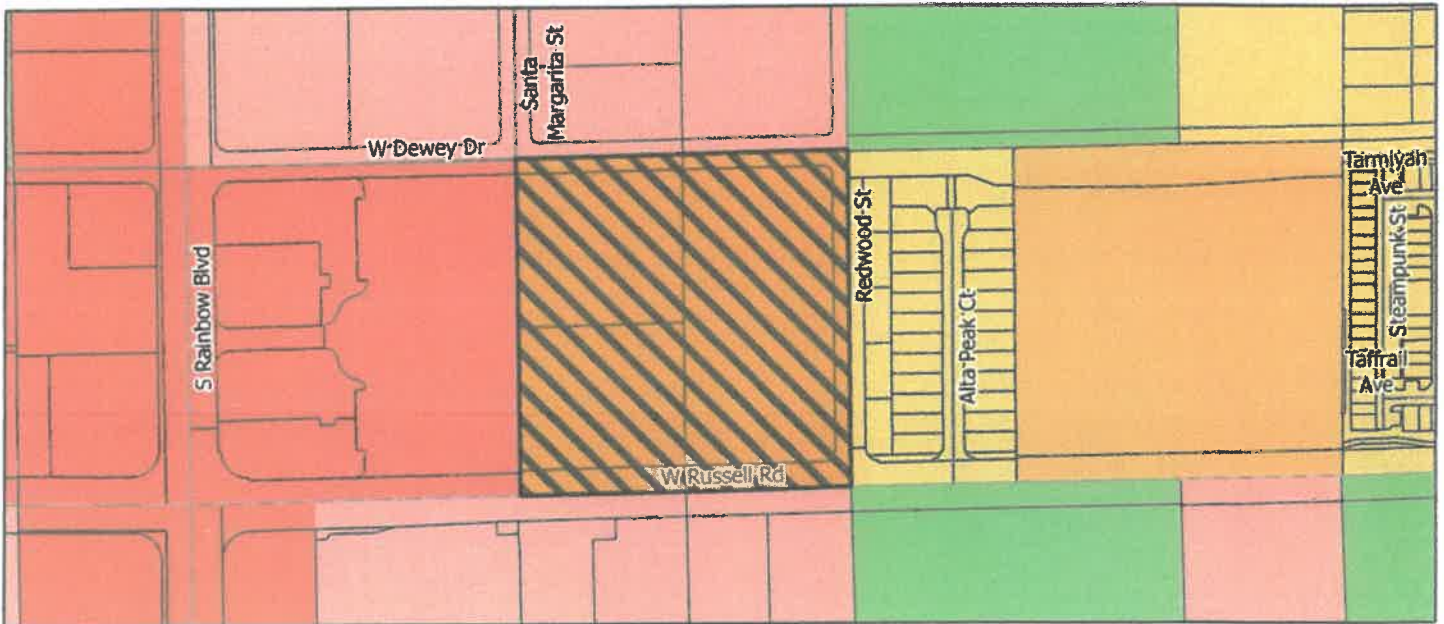
DRAFT

Planned Land Use Amendment PA-26-700015

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

15

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:

ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6740 & 6760 W. Russell Road
- Site Acreage: 8.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for RM32 zoning is appropriate since the site is located on a major arterial street (Russell Road) and is similar in density to the R-4 zoning that was previously approved on the site (NVC-22-0068). Furthermore, the area has been transitioning from a low-density residential area to medium and higher density residential uses and various commercial uses. The zone change to RM32 will help add to the mix of residential uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road	Approved by PC	October 2025
ADET-25-900415 (NVC-22-0068)	First extension of time to reclassify the site from R-E to R-4 zoning for a multi-family senior housing development subject until May 4, 2027 to complete	Approved by ZA	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0068	Reclassified the site from R-E to R-4 zoning for a multi-family senior housing development	Approved by BCC	May 2022
VS-22-0069	Vacation and abandonment for easements and a 5 foot wide portion of right-of-way being Russell Road - expired	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/daycare
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

Related Applications

Application Number	Request
PA-26-700015	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-26-0190	A waiver of development standards and design review for a multi-family residential development is a companion item on this agenda.
VS-26-0189	A vacation and abandonment of easements and portions of right-of-way 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 RM32 zoning is compatible with the surrounding area. The abutting properties to the north and south are planned for Neighborhood Commercial (NC) uses with some of the properties already zoned CP. The adjacent property to the west is planned for Corridor Mixed-Use and zoned CG. Although the abutting property to the east is developed as an RS3.3 zoned single-family residential subdivision, the adjacent property to the east of that subdivision is zoned RM18. Thus, the area has seen a transition to increased density and intensity. Furthermore, arterial streets, such as Russell Road, are appropriate locations for higher density development. Additionally, the Board of County Commissioners have already approved R-4 zoning for the site per NZC-22-0068 in May 2022 which is the equivalent of the

RM32 zoning district in today's code. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand "middle" housing options. For these reasons, staff finds the request for RM32 zoning is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge NZC-22-0068.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0510-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE JD APARTMENTS
CONTACT: LINDSAY KAEMPFER, 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): PA-26-700015,ZC-26-0188,VS-26-0189,WS/DR-26-0190

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/03/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-001 and 002

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-family Development - PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Jerry & Deanna Dean Family Trust - Exemption Trust and James Michael & Deanna S Dean Trust
ADDRESS: 6640 W. Patrick Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: The JD Apartments
ADDRESS: 1984 Alcovia Ridge Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (702) 591-5001 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Koempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: olson@kcwview.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)

MICHAEL DEAN
Property Owner (Print)

4/16/25
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AS | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICANT'S PHONE: _____
PROPERTY PHONE: _____
APPLICANT'S FAX: _____
PROPERTY FAX: _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-003

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-Family Development- PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Russell & Redwood NW, LLC
ADDRESS: 5055 W. Patrick Lane, Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

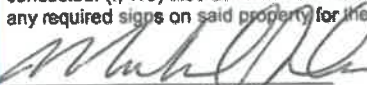
NAME: The JD Apartments
ADDRESS: 1984 Alcova Ridge Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 541-3801 EMAIL: MJDEAN@MJDEAN.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: solson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)

MICHAEL DEAN
Property Owner (Print)

1/16/25
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SM | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICANT'S TITLE: _____
ADDRESS: _____
DATE: _____
PHONE: _____

March 25, 2026

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

VIA ELECTRONIC UPLOAD

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

***Re: Justification Letter – Zone Change
APN: 163-26-406-001 through -003***

To Whom It May Concern:

This firm represents The JD Apartments, LLC (the “Applicant”) as it relates 8.3 acres located north of Rusell Road and west of Redwood Street, more particularly described as Assessor’s Parcel Numbers 163-26-406-001 through -003 (the “Site”). This is a request for a Zone Change to Residential Multifamily (RM32). Separate applications for a Master Plan Amendment, Design Review and Vacation are submitted concurrently herewith.

The Site is currently planned Mid-intensity Suburban Neighborhood (MN) and zoned Residential Multifamily (R-4) under a resolution of intent. To the north across Dewey Drive is a school and vacant land, planned Neighborhood Commercial (NC) and zoned Residential Single Family (RS20) and Commercial Professional (CP). To the east and south is single-family residential, an office complex and vacant land, planned NC and MN and zoned RS20, CP, and RS3.3. To the west is a congregate care facility, planned Corridor Mixed Use (CM) and zoned Commercial General (CG).

Background

The Site is currently planned MN and zoned R-4 via a previously land use application, NZC-22-0068, and subsequent extension of time. The Site was originally approved in May 2022 for a senior multi-family residential development. The Applicant now requests a similar request to allow a less dense multifamily development without the senior living designation.

Zone Change

The Applicant is requesting a master plan amendment from MN to UN as well as a conforming zone change to RM32. Both the master plan amendment and zone change are consistent with the overall intent of the Master Plan. The Site is located along busy Russell Road – a primary arterial highway. There is no question the southwest area has undergone a change in trend from what once largely undeveloped and low-density residential area to a variety of residential, office, and commercial uses. The zone change to RM32 will help add to the mix of

March 25, 2026
Page 2

residential uses in the area. Further, the legacy zoning district of R-4, approved under NZC-22-0068, matches the requested RM32 density limitations under existing Code. Even more importantly, the current request is less intense in unit count than the previous 2022 approval, reducing the unit count significantly.

The proposed RM32 is an appropriate transition from the commercial to the west and will allow for a less dense multifamily development than what is currently approved on Site. Therefore, the requested zone change to RM32 is compatible and appropriate for the area and should be approved as requested.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

16

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:

VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of rights-of-way to accommodate detached sidewalks, as well as easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment of easements and right-of-way	Approved by PC	October 2025
ADET-25-900415 (NZC-22-0068)	First extension of time for a non-conforming zone change from R-E to R-4 zoning for a multi-family senior housing development	Approved by ZA	October 2025
NZC-22-0068	Non-conforming zone change from R-E to R-4 zoning for a multi-family senior housing development	Approved by BCC	May 2022
VS-22-0069	Vacation and abandonment of easements and right-of-way- expired	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/day care
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

Related Applications

Application Number	Request
PA-26-700015	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-26-0188	A zone change from RS20 to RM32 is a companion item on this agenda.
WS-26-0190	A waiver of development standards and design review for a multi-family residential 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Grant any necessary easements;
- 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

- 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: THE JD APARTMENTS

CONTACT: LINDSAY KAEMPFER, 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): PA-26-700015,ZC-26-0188,VS-26-0189,WS/DR-26-0190

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/19/26 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. 06/03/26 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

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-001 and 002

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-family Development - PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Jerry & Deanna Dean Family Trust - Exemption Trust and James Michael & Deanna S Dean Trust
ADDRESS: 8640 W. Patrick Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

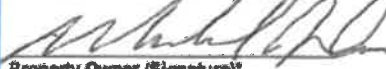
NAME: The JD Apartments
ADDRESS: 1984 Alcova Ridge Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 591-5801 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Koempier Crowl
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: olson@lcrview.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)*

Michael Dean
Property Owner (Print)

4/16/25
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AS | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICANT'S ADDRESS: _____ CITY: _____
PROPERTY ADDRESS: _____ CITY: _____
APPLICANT'S PHONE: _____ CITY: _____
PROPERTY PHONE: _____ CITY: _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-003

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-Family Development- PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Russell & Redwood NW, LLC
ADDRESS: 5055 W. Patrick Lane, Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: The JD Apartments
ADDRESS: 1984 Alcova Ridge Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 591-3801 EMAIL: MDEAN@MJDEN.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: olson@kcrvlaw.com

*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)

MICHAEL DEAN
Property Owner (Print)

1/16/25
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|------------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TL | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TAT | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

COMMUNITY DEVELOPMENT _____
PLANNING DEPARTMENT _____
400 SOUTH MAIN STREET _____
LAS VEGAS, NEVADA 89101 _____

March 25, 2026

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

VIA ELECTRONIC UPLOAD

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

***Re: Justification Letter – Vacations
APN: 163-26-406-001 through -003***

To Whom It May Concern:

This firm represents The JD Apartments, LLC (the “Applicant”) as it relates 8.3 acres located north of Rusell Road and west of Redwood Street, more particularly described as Assessor’s Parcel Numbers 163-26-406-001 through -003 (the “Site”). This is a request for several vacations. Separate applications for a Master Plan Amendment, Zone Change, and Design Review are submitted concurrently herewith.

The Site is currently planned Mid-intensity Suburban Neighborhood (MN) and zoned Residential Multifamily (R-4). To the north across Dewey Drive is a school and vacant land, planned Neighborhood Commercial (NC) and zoned Residential Single Family (RS20) and Commercial Professional (CP). To the east and south is single-family residential, an office complex and vacant land, planned NC and MN and zoned RS20, CP, and RS3.3. To the west is a congregate care facility, planned Corridor Mixed Use (CM) and zoned Commercial General (CG).

Vacations

The Applicants requests the following necessary vacations in order to develop the Site as indicated in the vacation exhibits and legal descriptions:

- **Portions of Rights-of-Way** – Portions of the Redwood Street, Dewey Drive, and Russell Road to accommodate detached sidewalks.
- **33’-Wide Patent Easements** – Instrument Nos. 1174876 and 1174875.
- **Drainage Easement** near the intersection of Dewey Drive and Redwood Street

March 25, 2026

Page 2

KAEMPFER

CROWELL

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

17

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.

DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone.

Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 330 spaces where 342 spaces are required per Section 30.04.04D and Table 30.04-2 (a 3.5% reduction).
2. Increase building height to 61 feet where a maximum of 50 feet is allowed per Section 30.02.10 (a 22% increase).
3. Reduce side street setback for carports to 16 feet where 20 feet is required per Section 30.02.10 (a 20% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.46
- Project Type: Multi-family development (apartments)
- Number of Units: 243
- Density (du/ac): 28.72
- Number of Stories: 5
- Building Height (feet): 61
- Square Feet: Building 1/2 (99,084), Building 3/4 (162,276), Clubhouse (18,915)
- Open Space Required/Provided: 24,300/85,200
- Parking Required/Provided: 342/330
- Sustainability Required/Provided: 5/5

History, Site Plan, & request

The site was approved in May, 2022 by the Board of County Commissioners (BCC) via NZC-22-0068 to be rezoned to R-4 (currently RM32) for a 270 unit senior multi-family development with 270 units and a density of 32.7 dwelling unit per acre. Waivers for increased building height to 55 feet and reduced throat depth were also approved with that application. ADET-25-900415 was approved in October, 2025 to extend the project until May, 2027. The applicant is now proposing a 243 unit multi-family development with 243 units and a density of 28.72 dwelling unit per acre. The waivers being requested are to increase the building height to 61 feet, reduce parking to 330 spaces, and reduce side street setback to 16 feet, while the overall site layout remains similar to the previously approved project.

The proposed plans show a multi-family development consisting of four buildings with a strong internal open-space framework. Buildings 1 and 2 have internal hallways connecting them as do Buildings 3 and 4. The buildings are situated around central amenities including: walkways, trails, outdoor seating areas, tennis courts, bocce court, and mini-golf, dog runs, a pool, spa, and deck area. A 3 story clubhouse is situated in the south-central portion of the site, near the entry drive from Russell Road.

Open space totals 85,200 square feet where 24,300 is required. The project includes detached sidewalks along Russell Road, Redwood Street, and Dewey Drive, a gated main entry with call box on Russell Road, and an exit-only driveway on Dewey Drive. All building setbacks are met. A total of 330 parking spaces is provided where 342 are required. The previous approval also provided 330 spaces, however at the time of approval only 324 parking spaces were required under the previous Title 30 code, therefore no waiver was needed. Parking is spread evenly around all four sides of the site with carports situated along the west and east of the site and EV spaces spread throughout. Trash enclosures are located in the northwest and northeast of the site. A 6 foot high decorative fence is proposed adjacent to Russell Road, Redwood Street, and Dewey Drive, while the existing 6 foot high CMU wall along the west property line will remain.

Landscaping

The landscape plan depicts street landscaping as well as on-site coverage throughout. Along Dewey Drive, Redwood Street and Russell Road, a detached sidewalk with two, 5 foot landscape strips on each side of the sidewalk will be provided. The planting material will be a mix of large and medium trees spaced 30 and 20 feet on center with shrubs, respectively. Parking lot landscaping meets Title 30 standards with tree placement in landscape islands and perimeter strips along with shrubs. A 10 foot wide landscape strip is provided along the west property line consisting of large trees and shrubs, arranged in a single-row alignment.

Elevations

The building elevations stayed consistent with the previously approved plans under NZC-22-0068 depicting 5 story multi-family buildings with heights reaching approximately 50 feet as viewed from the exterior, while portions of the internal courtyard facades extend to approximately 61 feet when measured to the highest parapet elevation from the garden grade level, necessitating a waiver. The previous height under NZC-22-0068 was approved for 55 feet. All four primary elevations, north, south, east, and west, feature a coordinated architectural palette of painted stucco in three complementary colors, cement-board wood-finish accents, and

black metal trim, fascia, trellises, and railings. All rooftop mechanical equipment is fully screened from view.

Courtyard elevations introduce additional articulation, material variation, and wood-finish treatments, along the common open-space areas. The clubhouse elevations utilize the same color and material system for cohesion, while accessory structures such as the trash enclosures incorporate CMU block, metal seam roofs, and matching metal accents, maintaining architectural continuity across the site.

Floor Plans

Each building is comprised of 5 levels with an outdoor sunken garden level within the courtyard area which is centrally located on the site accessible by each building. On the garden level is the first level of residential units along with storage areas for each of the residential buildings. The Main building level includes the first full residential floor, featuring a mix of 1 and 2 bedroom units arranged around building lobbies, elevators, and stair cores. Levels 2 through 4 continue with consistent stacked unit layouts, offering multiple unit types ranging from smaller 1 bedroom homes to larger 2 bedroom units. The total unit mix reflects a balanced distribution of 1 and 2 bedroom units within the overall 243 unit project.

Applicant’s Justification

The applicant asserts that the proposed development is compatible with the surrounding area and consistent with the intent of the RM-32 district. The requested parking reduction is justified due to proximity to transit, staggered workforce schedules typical of the Las Vegas Valley, and increased reliance on rideshare options, all of which reduce peak parking demand compared to Title 30 standards. Additionally, not all residents are expected to own multiple vehicles, further supporting the reduced requirement.

The modest height increase is necessary to accommodate internal courtyard design and roofline articulation and is strategically oriented away from adjacent residential uses. Adequate setbacks, existing roadway buffer widths, and thoughtful architectural design including varied parapets, color blocking, and wood-finish accents, ensure the additional height does not create adverse visual or privacy impacts. Overall, the applicant states that the project meets development standards, enhances the site with quality architecture and amenities, and contributes meaningfully to the County’s long-term housing objectives.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0609	Vacation and abandonment of easements and right-of-way	Approved by PC	October 2025
ADET-25-900415 (NZC-22-0068)	First extension of time for a non-conforming zone change from R-E to R-4 zoning for a multi-family senior housing development	Approved by ZA	October 2025
NZC-22-0068	A non-conforming zone change from R-E to R-4 zoning for a multi-family senior housing development	Approved by BCC	May 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0069	Vacation and abandonment of easements and right-of-way - expired	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20 & CP	Undeveloped & school/daycare
South	Neighborhood Commercial	RS20 & CP	Single-family residence, undeveloped, & office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Congregate care facility & commercial center

Related Applications

Application Number	Request
PA-26-700015	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-26-0188	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0189	A vacation and abandonment of easements and portions 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

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 applicant requests a waiver to allow 330 parking spaces where 342 spaces are required under Title 30. Staff does not typically support waivers for reduced parking. However, the previously approved site under NZC-22-0068 had the same number of parking spaces (330) provided with 27 more dwelling units and was at the time in compliance with code. Based on these

considerations, and given that the reduction is limited in scale, staff finds that the request does not appear to create adverse impacts to site operations or surrounding streets and can therefore support this waiver.

Waiver of Development Standards #2

The applicant requests a waiver to allow a maximum building height of approximately 60 feet, where 50 feet is permitted within the RM-32 zoning district. The additional height occurs primarily along internal courtyard facades and is associated with the building's massing, parapet design, and integration of roofline features. The increased height is oriented away from adjacent single-family residential uses, and required setbacks and existing right-of-way widths provide adequate buffering.

The previously approved project on the same site received approval for a similar building-height increase under NZC-22-0068 for the exterior facing elevation, indicating that the requested height has been reviewed under comparable circumstances and found acceptable relative to surrounding development patterns. The proposed height does not introduce new or greater impacts than the previously approved design as the height difference is only due to the internal lowered courtyard's garden level at 61 feet whereas from the exterior it meets code at 50 feet. For these reasons, staff can support this waiver.

Waiver of Development Standards #3

The applicant requests a waiver to reduce the required 20 foot side street setback to 16 feet for carport structures located along Redwood Street. Staff does not typically support waivers for reduced setbacks; however, given the fact that the setback reduction is only proposed for carports, and that the location of the carports matches the previously approved plans under NZC-22-0068, staff can support this waiver.

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 site plan demonstrates an organized layout with four residential buildings surrounding interior courtyards, a centrally located clubhouse, and defined pedestrian connections between buildings and amenities. Access is taken from existing public streets, and internal circulation patterns appear orderly with separation between vehicular areas and primary pedestrian routes. The arrangement of structures provides adequate buffering from nearby residential uses to the east.

The architectural elevations show consistent use of stucco finishes, wood-accent materials, and metal trim. Massing and parapet heights are generally uniform, and rooftop equipment screening is indicated on all elevations. Courtyard-facing facades include additional articulation and material shifts that help differentiate interior frontages. Overall, the materials and facade treatments provide a coherent appearance across the project. The plans reflect compliance with

the intent of the Design Review criteria related to access, screening, and architectural consistency.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge NZC-22-0068, VS-25-0609, and ADET-25-900415 (NZC-22-0068);
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0510-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE JD APARTMENTS

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-001 and 002

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-family Development - PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Jerry & Deanna Dean Family Trust - Exemption Trust and James Michael & Deanna S Dean Trust
ADDRESS: 6640 W. Patrick Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: The JD Apartments
ADDRESS: 1984 Alcova Ridge Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 591-5001 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@konvlaw.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)

Michael Dean
Property Owner (Print)

4/16/25
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AS | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-26-406-003

PROPERTY ADDRESS/ CROSS STREETS: northwest corner of Redwood Street and Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-Family Development- PA, ZC, DR, VS

PROPERTY OWNER INFORMATION

NAME: Russell & Redwood NW, LLC
 ADDRESS: 5055 W. Patrick Lane, Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

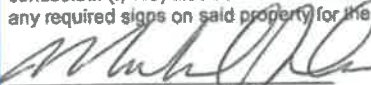
NAME: The JD Apartments
 ADDRESS: 1984 Alcovia Ridge Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702) 591-3881 EMAIL: MDEMN@MJDEN.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnvlaw.com

***Correspondent will receive all communication on submitted application(s).**

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)

MICHAEL DORN
 Property Owner (Print)

4/16/25
 Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|------------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SR | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TL | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TML | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPROVED BY: _____ DATE: _____
 PROJECT NUMBER: _____
 CONTACTING OFFICE: _____
 THE CLERK: _____

March 25, 2026

VIA ELECTRONIC UPLOAD

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

Re: Justification Letter – Design Review and Waivers of Development Standards

APN: 163-26-406-001 through -003

To Whom It May Concern:

This firm represents The JD Apartments, LLC (the “Applicant”) as it relates 8.3 acres located north of Russell Road and west of Redwood Street, more particularly described as Assessor’s Parcel Numbers 163-26-406-001 through -003 (the “Site”). This is a request for a Zone Change to Residential Multifamily (RM32). Separate applications for a Master Plan Amendment, Design Review and Vacation are submitted concurrently herewith.

The Site is currently planned Mid-intensity Suburban Neighborhood (MN) and zoned Residential Multifamily (R-4). To the north across Dewey Drive is a school and vacant land, planned Neighborhood Commercial (NC) and zoned Residential Single Family (RS20) and Commercial Professional (CP). To the east and south is single-family residential, an office complex and vacant land, planned NC and MN and zoned RS20, CP, and RS3.3. To the west is a congregate care facility, planned Corridor Mixed Use (CM) and zoned Commercial General (CG).

Background

The Site is currently planned MN and is zoned R-4 via a previously land use application. The site was originally approved in May 2022 through NZC-22-0068 for a 270-unit senior multi-family residential development. VS-22-0069 was concurrently approved to vacate easements and a portion of Russell Road. NZC-22-0068 was due to expire on May 4, 2026, and an administrative extension of time was approved to extend the project through May 4, 2027 via NZC-22-0068. Additionally, VS-22-0069 was not recorded prior to its expiration date of May 4, 2024, and therefore expired. Since the vacation application was not eligible for an extension of time, the applicant returned to reinstate the vacation requests which were approved.

The Applicant is now back with a similar set of applications for a proposed multifamily development without a senior living designation and revised to meet the current requirements of Title 30.

Design Review

The Applicant proposes a 243-unit multifamily development. The Site is comprised of 4 buildings, a clubhouse and ancillary structure. There will be a total of 125 1-bedroom units and 118 2-bedroom units. The proposed gross density is 28.72 d.u./ac. In addition to the livable area, there is approximal 73,597 SF of open space where 27,000 SF is required by code. This is more than double the required open space. The provided open space includes walkway/trail/outdoor seating, tennis courts, dog runs, mini-golf, bocce court and a swimming pool, spa and deck area. Further, there will be 330 parking spaces provided where 424 are required. See Waiver #1 below. In contrast to the 2022 approval, there are now 83 EV-capable spaces and 10 EV-installed charging spaces per Title 30.

Access to the Site is provided by gated access off of Russell Road, secured by a call box. There will be an additional exit-only driveway off of Dewey Drive. Detached sidewalks are provided along Russell Road, Redwood Street and Dewey Drive. The amenities listed above are primarily situated in the center of the Site with additional open space and landscaping dispersed throughout the Site and in between the buildings. Pedestrian connectivity is further provided through walkways throughout the Site. The perimeter will also be fenced in on all four sides. All required building setbacks are met.

The buildings provide architectural enhancements such as balconies, building articulation and varying coloring scheme and architectural pop outs and will be comprised of painted stucco, large decorative windows and wood accents. The Applicant is proposing four (4) story buildings with a maximum height of 55 feet where 50 feet is permitted in RM32 zoning. *See Waiver #2.*

The overall building setback along the eastern property line is a minimum of 88 feet. Redwood Street is a 60-foot right-of-way, providing a total separation of nearly 150 feet from the existing single-family development on the east. Additionally, the CG zoning to the immediate west of the Site has an allowable 50-foot height limitation, the same as the maximum height requested for this development. Further, Redwood Street serves as both an actual and a natural demarcation line between the residential to the east and the more intense commercial and office uses to the west of Redwood Street.

Waivers of Development Standards

#1 – Parking

The Applicant provides 330 parking spaces provided where 381 are required per Title 30. However, a reduction of 10% is allowed when there is a bus stop within 1,000; therefore, requiring 343 parking spaces. This is a 13-space reduction. This waiver is justified due to the nature of shift-work in the Las Vegas area. Las Vegas is a 24-hour community with a workforce that operates across staggered shifts. The proposed use will not generate a single, concentrated peak parking demand typical of traditional daytime office or retail uses. Employee and visitor arrival and departure times will be distributed throughout the day and night, significantly reducing the

likelihood that all parking demand will occur simultaneously. As a result, the code-required parking ratio overestimates actual demand for this use. The Las Vegas Valley has a high rate of rideshare usage, particularly for employees working nontraditional hours. Uber, Lyft, carpools, and employer-arranged transportation are commonly used alternatives to single-occupancy vehicles. These options further reduce on-site parking demand, especially during late-night and early-morning shifts when rideshare availability is strong. Further, not every renter may have a vehicle, let alone multiple vehicles. This waiver is justified and should be approved.

#2 – Building Height

The Applicant requests a waiver for increased height of the buildings to be 55 feet where 50 feet is permitted in the zoning district. This is a slight increase in height which will not negatively impact the surrounding neighborhood. Only the rear portions of the courtyard areas are above 50 feet whereas the remainder of the buildings are at the permissible 50 feet. Even then, those areas are internal to the Site and designed to be away from the residential to the east.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

18

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ET AL & HANCOCK RANDALL:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone.

Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-15-610-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along the north property lines to 5.5 feet where 3 feet is the maximum height permitted per Section 30.04.03C (an 83% increase).
- b. Increase the height of a retaining wall along the west property line to 7.5 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 150% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.06
- Project Type: Mini-warehouse facility
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 23,433 (total)
- Parking Required/Provided: 0/1

History & Request

The subject site was previously approved for a mini-warehouse facility in May 2024 through UC-24-0093. The application approved a 23,433 square foot mini-warehouse facility with 42 total units spread across 2 buildings. The applicant is now requesting to modify the design of the

site to accommodate 7.5 foot and 5.5 foot tall retaining walls along the west and north property lines, respectively. Additionally, the applicant is revising the street landscaping plan to accommodate the placement of utilities and streetlights.

Site Plans

No major changes are proposed to the previously approved site plan with minor revisions shown to the parking and off-site connections. The previously approved plans depicted an unstaffed fully automated mini-warehouse facility with a total of 42 units. Entry to the site was shown from a two-way entrance along Twain Avenue. The gated entrance was set back 43 feet from the right-of-way. There was an emergency access gate along the north property line through a shared driveway easement with the shopping center to the north, however, this has been removed and replaced with a pedestrian gate that will connect with the property to the east. There were 2 buildings located on the site, on the east and west sides of the centrally located 54 foot wide two-way drive aisle. The drive aisle narrowed to 27 feet for the 7 northerly units. At the northeast corner of the site was a public restroom which included a mop sink and drinking fountain, a maintenance equipment yard, trash and recycling enclosure, and a parking space. This parking space has now been converted to an accessible space and rotated 90 degrees to be flush the perimeter wall. Building A was shown set back 10 feet from the south property line, 4 feet from the west property line, and zero feet from the north property line. Building B was set back 10 feet from the south property line, and zero feet from the east and north property lines.

The previously approved plans depicted an existing 2 foot retaining wall with a 6 foot screen wall along the west property line, along with existing screen walls along the north and east property lines. The plans now depict a 5.5 foot retaining wall with an accompanying screen wall on top along the north and northeast property lines with a similar amount of fill provided. Additionally, a 7.5 foot tall retaining wall is proposed along the west property line. The remaining retaining and screen walls remain as previously proposed.

Landscaping

Street landscaping along Twain Avenue previously consisted of large evergreen trees located within a 10 foot wide landscaping strip located behind an existing attached sidewalk. This landscaping strip contained 3 large trees on the west side of the driveway and 2 large trees on the east side of the driveway. The plans now depict a similar landscaping strip except 1 large tree is now provided on either side of the driveway. The site, however, is provided with 2 large street trees where 2 large street trees are required.

The remaining on-site landscaping will be maintained mostly per the previously approved plans. The previously approved landscape plan also consisted of a 4 foot wide landscape strip with a single row of 39 evergreen trees planted 10 feet apart along the west property line. The applicant's previous waivers were to reduce the width of this landscape strip to 4 feet where 15 feet is required and to have 1 row of Evergreen trees where 2 rows are required. The applicant is now providing 38 evergreen trees planted every 10 feet apart with the evergreen tree being a low litter species in order to comply with a condition of approval issued as part of the previous application.

Elevations & Floor Plans

There are no proposed changes to the previously approved elevation or floor plans.

Applicant's Justification

The increase in both fill and retaining wall height is the result of the required drainage study and the heights and locations of these increases are needed for the proper drainage of the site. The proposed changes to the site, besides the fill and retaining wall height, otherwise comply with Code and the previously approved plans.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500024	Tentative map for a 1 lot commercial subdivision tentative map	Approved by PC	May 2024
UC-24-0093	Use permit and design review with waivers for a mini-warehouse facility	Approved by PC	May 2024
ZC-1078-00	Zone change reclassifying the site from C-C to C-2 to accommodate the adoption of Title 30	Approved by BCC	September 2000
ZC-166-91	Zone change reclassifying the site from R-E to C-C for a shopping center	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
TM-26-500019	A tentative map for a 1 lot commercial subdivision tentative map 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

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 purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. Staff finds the requested retaining walls and fill increase are the result of necessary modifications to the site due to the drainage needs of the proposed development and the topography of the site. Additionally, the proposed grading of the site will result in lowering the site to a lower level than the adjacent residential development, which should reduce any negative impacts on those properties. The existing retaining and screen walls along the commercial property to the north and east are already a total of 12.5 feet tall, with the proposed retaining and screen wall only representing a 5 foot increase, which should not impart a significant impact over the existing conditions. Overall, staff finds the increase in retaining wall should not negatively impact the surrounding properties and, therefore, can support this request.

Design Review

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

Staff finds the design of the site has generally remained the same with no significant changes to the layout of the site and the design of the proposed structures compared to the previously approved plans. Additionally, the proposed changes include the street landscaping strip where some trees have been removed to accommodate future utility easements. Even with the reduction in the number of trees, the site is maintaining the number of trees and shrubs required by Title 30 and the width of the landscaping strip is otherwise remaining as previously approved. Additionally, the proposed changes will also comply with the previous conditions of approval for UC-24-0093. While the retaining walls represent the most significant modification to the site, staff finds these changes should not negatively impact the surrounding neighborhood. 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KYLE HANCOCK
CONTACT: TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118**

05/19/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ETAL & HANCOCK RANDALL:

TENTATIVE MAP consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone.

Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
163-15-610-017**LAND USE PLAN:**
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.06
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision. Access to the site will be provided through a commercial driveway along Twain Avenue. The applicant indicates this tentative map is needed to update the boundary line of the proposed commercial lot, due to a record of survey that was recorded since the approval of the previous tentative map, TM-24-500024.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500024	Tentative map for a 1 lot commercial subdivision tentative map	Approved by PC	May 2024
UC-24-0093	Use permit and design review with waivers for a mini-warehouse facility	Approved by PC	May 2024
ZC-1078-00	Zone change reclassifying the site from C-C to C-2 to accommodate the adoption of Title 30	Approved by BCC	September 2000
ZC-166-91	Zone change reclassifying the site from R-E to C-C for a shopping center	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-26-0074	A waiver of development standards with a design review to modify a previously approved mini-warehouse facility 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 and matches the accompanying design review and previous approvals on the site.

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-24-500024.
- 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;
- Full off-site improvements.

Building Department - Addressing

- The street shown as Montocloff Avenue on the Key Map shall be spelt Montcliff 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.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KYLE HANCOCK
CONTACT: TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118**



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: TM-26-500019

Property Owner or Subdivision Name: CHEYENNE DRIVE PROFESSIONAL BUILDING
PTNRSHP ETAL

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC 3/31 Spring Valley PC BCC

Add this application to the: TAB/CAC 4/14 Spring Valley PC BCC

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 4/21/26 PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: _____

Reason for Change: The applicant is working on obtaining additional documents

Change initiated by: hw Date: 3/19/26
 Change authorized by: [Signature] Date: 3/23/26
 Change processed by: [Signature] Date: 03/23/2026
 Distribution e-mail sent by: [Signature] Date: 03/23/2026
 Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-15-610-017

Town Board(s): Spring Valley

Verified by: _____ Date: _____

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0176-TOMPKINS PLAZA, LLC:

VACATE AND ABANDON portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pec Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley (description on file). JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:

163-19-818-002

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of rights-of-way being Tompkins Avenue and Fort Apache Road in order to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Use permit for vehicle rental and vehicle wash facility, with waivers of development standards for reduced separation from a residential use, and comprehensive sign plan - expired	Approved by BCC	April 2017
TM-0052-11	Tentative map for a 1 lot commercial subdivision	Approved by PC	August 2011
ET-400225-10 (UC-1583-06)	Second extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	April 2011
ET-400327-08 (UC-1583-06)	First extension of time for a use permit, waivers of development standards, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Use permit, waivers of development standards, 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

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400110-99 (ZC-0337-97)	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 lot commercial subdivision	Approved by PC	June 1998
ZC-0337-97	Zone change and use permit for a convenience store with gasoline pumps	Approved by BCC	May 1997
VS-0336-97	Vacation and abandonment for easements	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

Related Applications

Application Number	Request
UC-25-0033	A design review, use permit, and waivers of development standards for a vehicle wash 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

- 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: TOMPKINS PLAZA, LLC

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

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 Gilesple 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 Greta 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 # 26-100216
 ASSESSOR PARCEL #(s): 163-19-818-002
 PROPERTY ADDRESS/ CROSS STREETS: S. Fort Apache Rd. and W.Tompkins Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of ROW to accommodate detached sidewalk & bus turnout.

PROPERTY OWNER INFORMATION

NAME: Tompkins Plaza LLC
 ADDRESS: 1200 N. Bundy Dr.
 CITY: Los Angeles STATE: CA ZIP CODE: 90049
 TELEPHONE: 310.903.7890 CELL 310.903.7890

APPLICANT INFORMATION (information must match online application)

NAME: Tompkins Plaza LLC
 ADDRESS: 1200 N. Bundy Dr.
 CITY: Los Angeles STATE: CA ZIP CODE: 90049
 TELEPHONE: 310.903.7890 CELL 310.903.7890 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Storm Development Services
 ADDRESS: 9811 W. Charleston Blvd. Ste 2
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: 775.399.8158 CELL 775.399.8158 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.

DocuSigned by:
Ramin Haverim Ramin Haverim 2/9/2026
 Property Owner (Signature)* Property Owner (Print) Date



February 9, 2026

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

**RE: Justification Letter for Vacation of Right of Way, S. Fort Apache Road at W.
Tompkins Ave, APN 163-19-818-002**

Please accept this letter on behalf of Tompkins Plaza LLC, the owner of the parcel listed above, as justification for the proposed vacation of right of way, to accommodate future detached sidewalk and bus turnout.

Thank you for your consideration.

Samantha Ryan
Storm Development Services
775.399.8158
sam@stormdevelopmentservices.com

21

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0033-TOMPKINS PLAZA, LLC:

AMENDED HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height (no longer needed); **3)** increase maximum parking (no longer needed); **4)** modify residential adjacency standards; **5)** allow attached sidewalks (no longer needed); 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 pm

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) (**no longer needed**).
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) (**no longer needed**).
4.
 - a. Allow a drive-thru lane **51** 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 a trash enclosure **8** feet from a residential zoning district where a minimum separation of 50 feet is required per Section 30.04.06K (an 84% reduction).
5.
 - a. Allow an attached sidewalk to remain where a detached sidewalk is required along Tompkins Avenue per Section 30.04.08C (**no longer needed**).
 - b. Allow an attached sidewalk to remain where a detached sidewalk is required along Fort Apache Road per Section 30.04.08C (**no longer needed**).
6. Reduce the throat depth along Fort Apache Road to **24** 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
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,193
- Parking Required/Provided: 67/106 8/8 (subject portion)/20/41 (overall)
- Sustainability Required/Provided: 7/7

Site Plan

The applicant submitted revised plans which now only depict a proposed vehicle wash accessed via two-way commercial driveways along Tompkins Avenue to the north and Fort Apache Road to the east. The 4,193 square foot vehicle wash is located along the southern portion of the site, set back 408 feet from the north property line, 89 feet from the east property line, 44 feet from the south property line, and 71 feet from the west property line. Immediately to the north of the vehicle wash are 20 vacuum spaces and an ADA parking space, with the rest of the parking spaces located northwest of the vehicle wash. There are 3 lanes that lead vehicles into the vehicle wash, with vehicles entering on the east side and exiting on the west side. A proposed trash enclosure is located southwest of the vehicle wash, set back 8 feet, 9 inches from the west property line. Cross access is proposed along the southeast and southwest corners of the site, which will connect the subject site (APN 163-19-818-002) to the existing commercial development to the south. For the subject site, there are 8 parking spaces provided where 8 parking spaces are required. For the overall development, there are 41 parking spaces provided where 20 parking spaces are required. There is an existing fence-wall combination located along the west property line, with a height of approximately 11 feet.

Landscaping

The revised plans depict detached sidewalks with street landscaping consisting of large trees, shrubs, and groundcover along Tompkins Avenue and Fort Apache Road. Parking area trees and shrubs are located throughout the site and around each of the buildings. A 15 foot wide landscape buffer is located along the west property line, which is adjacent to residential development. 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. The trees provided in the landscape buffer also serve as parking area trees as they are located immediately to the west of the proposed parking spaces. The applicant is not providing the required 8 foot high decorative screen wall along the west property line, resulting in a waiver of development standards for screening.

Elevations

The revised plans depict a 35 foot high vehicle wash building with a flat, variable roofline. While the building is 35 feet at its peak parapet, much of the building is about 22 feet in height. The building features wood framing, CMU, and metal panels, and will feature white coloration. The vehicle wash entry and exit are located on the east and west sides, respectively, while the north side features the entrance. Shade awnings are also provided along the sides of the building.

Floor Plans

The revised plans depict a 4,193 square foot vehicle wash, featuring the vehicle tunnel, restroom, office, break room, equipment room, and electrical room.

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 an existing combination fence-wall provides screening. Noise concerns resulting from the reduced separation between the drive-thru 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 evergreen trees provided along the west property line. 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 for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Use permit, waivers of development stand 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
ET-400225-10 (UC-1583-06)	Second extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	April 2011
ET-400327-08 (UC-1583-06)	First extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Use permit, waiver, 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

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400110-99 (ZC-0337-97)	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 lot commercial subdivision	Approved by PC	June 1998
ZC-0337-97	First extension of time for a zone change and use permit for a convenience store with gasoline pumps	Approved by BCC	May 1997
VS-0336-97	Vacation and abandonment for easements	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

Related Applications

Application Number	Request
VS-26-0176	A vacation and abandonment of rights-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.

Title 30 requires a vehicle wash servicing automobiles to be 200 feet away from any residential zoning district, while the proposed vehicle wash is 71 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 will not be buffered from the residential development by any other building and 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

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 this request.

Waivers of Development Standards #2 & #3

No longer needed.

Waiver of Development Standards #4 & Design Review

The applicant is not meeting several Title 30 requirements related to residential adjacency, including the required 200 foot separation between a drive-thru lane and a residential zoning district, as a 51 foot separation is being proposed. Additionally, a trash enclosure will be located 8 feet from the residential property line where a 50 foot separation is required, which may adversely affect residents. Staff finds that the proposed vehicle wash use and the drive-thru lane encroaching into the required separation is too intense for this site. Ultimately, this is an undeveloped lot that is better suited for alternative commercial uses that will have less impact on the adjacent residences. For these reasons, staff cannot support these requests.

Public Works - Development Review
Waiver of Development Standards #5
No longer needed.

Waiver of Development Standards #6

Although the throat depth for the commercial driveway on Fort Apache Road does not comply with the minimum standard, the applicant worked with staff to extend the throat depth which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Furthermore, the reduction will not impact vehicles in the right-of-way as it is along the egress side of the commercial driveway. Therefore, staff has no objection to this request.

Staff Recommendation

Approval of waiver of development standards #6; denial of use permit, waivers of development standards #1 and #4, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance
- **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 drive-through access or conflicting movements to the north of the vehicle wash as determined by Public Works;**

- **Public Works may extend the throat depth for any driveway on Fort Apache Road and Tompkins Avenue to meet the standard based on future building additions to the site.**

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: 8 cards

PROTESTS: 2 cards

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.

COUNTY COMMISSION ACTION: April 8, 2026 – HELD – To 05/20/26 – per the applicant.

APPLICANT: TOMPKINS PLAZA, LLC

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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0169-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/r/cv (For possible action)

RELATED INFORMATION:

APN:
 163-33-301-001; 163-33-301-002; 163-33-301-007; 163-33-301-008; 163-33-301-018

LAND USE PLAN:
 SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of portions of rights-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0698	Zone change from R-E to M-D (now IP) for an expansion to a technical park development on APN 163-33-301-007 only	Approved by BCC	January 2022
TM-21-5000194	Tentative map for a 1 lot commercial subdivision	Approved by BCC	January 2022
VS-19-0171	Vacation and abandonment of easements of interest	Approved by PC	May 2019
UC-0448-08 (ET-0095-10)	First extension of time for use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	August 2010
WS-0139-10	Waivers and a design review for monument signs	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	First extension of time for vacation and abandonment of easements of interest	Approved by PC	February 2010
TM-0103-08	Tentative map for a 7 lot commercial subdivision - expired	Approved by PC	June 2008

Application Number	Request	Action	Date
UC-0448-08	Use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	June 2008
VS-1398-07	Vacation and abandonment of easements of interest	Approved by PC	November 2007
ZC-1715-05	Zone change for 122 acres from R-2, R-3 & R-E to M-D zoning	Approved by BCC	December 2005
ZC-0236-95 (ET-0111-99)	Second extension of time to reclassify APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	May 1999
DR-1484-98	Design review for a gated apartment complex	Approved by PC	November 1998
WC-0328-98	Waiver of conditions of ZC-0236-95	Approved by BCC	October 1998
ZC-0236-95	Zone change for APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	April 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS3.3	Offices & single-family residential subdivision
South	Business Employment	IP	Medical offices & office/warehouses
East	Business Employment	IP	School & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & CG	Single-family residential subdivision & retail

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

Related Applications

Application Number	Request
UC-26-0170	Use permits, waivers of development standards and a design review for a hospital 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;
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed bumps (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: IHC HEATH SERVICES

**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): VS-26-0169 & UC-26-0170

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/28/26

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. 05/20/26 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 Greta 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-25-101115
 ASSESSOR PARCEL #(s): 163-33-301-001, 002, 007, 008 & 018
 PROPERTY ADDRESS/ CROSS STREETS: Durango and Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

A design review, special use permit and waivers for a children's hospital
 Vacation for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: UNLV Research Foundation
 ADDRESS: 8400 W. Sunset Road, Ste 400
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: 702-895-4507 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: IHC Health Services, Inc.
 ADDRESS: 36 South State Street 22nd Floor
 CITY: Salt Lake City STATE: UT ZIP CODE: 84111
 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 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)

Zachary Pinos
 Property Owner (Print)

March 13, 2026
 Date



December 17, 2025

VIA ELECTRONIC SUBMITTAL
CLARK COUNTY MAPPING

500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: *Justification Letter*
Intermountain Children's Hospital
APN: 163-33-301-001, 163-33-301-002, 163-33-301-018, 163-33-301-007, and 163-33-301-008

To Whom It May Concern,

Kimley-Horn represents Intermountain Children's Health Network Nevada, LLC (the "Applicant") for the project referenced above. The proposed project is located southeast of the intersection of S. Durango Drive and W. Patrick Lane. The project site is approximately ±32.19 acres and is currently undeveloped within site Assessor Parcel Numbers: 163-33-301-001, 163-33-301-002, 163-33-301-018, 163-33-301-007, and 163-33-301-008.

The applicant is requesting a 5' wide vacation of Right-of-Way along both S. Durango Drive and W. Patrick Lane adjacent to APNs: 163-33-301-001, 163-33-301-002, 163-33-301-018, 163-33-301-007, and 163-33-301-008 to adhere to current Clark County Title 30 standards. The 5' wide Right-of-Way vacation is to accommodate the detached sidewalk requirement by Clark County.

Thank you in advance for your time and consideration. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com with any additional questions or concerns.

Thank You,

Taylor Erdmann, P.E.
Kimley-Horn
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0033-TOMPKINS PLAZA, LLC:

AMENDED HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height (no longer needed); 3) increase maximum parking (no longer needed); 4) modify residential adjacency standards; 5) allow attached sidewalks (no longer needed); 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 pm

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) **(no longer needed)**.
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) **(no longer needed)**.
4.
 - a. Allow a drive-thru lane 51 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 a trash enclosure 8 feet from a residential zoning district where a minimum separation of 50 feet is required per Section 30.04.06K (an 84% reduction).**
5.
 - a. Allow an attached sidewalk to remain where a detached sidewalk is required along Tompkins Avenue per Section 30.04.08C **(no longer needed)**.
 - b. Allow an attached sidewalk to remain where a detached sidewalk is required along Fort Apache Road per Section 30.04.08C **(no longer needed)**.
6. Reduce the throat depth along Fort Apache Road to 24 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
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,193
- Parking Required/Provided: 67/106 8/8 (subject portion)/20/41 (overall)
- Sustainability Required/Provided: 7/7

Site Plan

The applicant submitted revised plans which now only depict a proposed vehicle wash accessed via two-way commercial driveways along Tompkins Avenue to the north and Fort Apache Road to the east. The 4,193 square foot vehicle wash is located along the southern portion of the site, set back 408 feet from the north property line, 89 feet from the east property line, 44 feet from the south property line, and 71 feet from the west property line. Immediately to the north of the vehicle wash are 20 vacuum spaces and an ADA parking space, with the rest of the parking spaces located northwest of the vehicle wash. There are 3 lanes that lead vehicles into the vehicle wash, with vehicles entering on the east side and exiting on the west side. A proposed trash enclosure is located southwest of the vehicle wash, set back 8 feet, 9 inches from the west property line. Cross access is proposed along the southeast and southwest corners of the site, which will connect the subject site (APN 163-19-818-002) to the existing commercial development to the south. For the subject site, there are 8 parking spaces provided where 8 parking spaces are required. For the overall development, there are 41 parking spaces provided where 20 parking spaces are required. There is an existing fence-wall combination located along the west property line, with a height of approximately 11 feet.

Landscaping

The revised plans depict detached sidewalks with street landscaping consisting of large trees, shrubs, and groundcover along Tompkins Avenue and Fort Apache Road. Parking area trees and shrubs are located throughout the site and around each of the buildings. A 15 foot wide landscape buffer is located along the west property line, which is adjacent to residential development. 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. The trees provided in the landscape buffer also serve as parking area trees as they are located immediately to the west of the proposed parking spaces. The applicant is not providing the required 8 foot high decorative screen wall along the west property line, resulting in a waiver of development standards for screening.

Elevations

The revised plans depict a 35 foot high vehicle wash building with a flat, variable roofline. While the building is 35 feet at its peak parapet, much of the building is about 22 feet in height. The building features wood framing, CMU, and metal panels, and will feature white coloration. The vehicle wash entry and exit are located on the east and west sides, respectively, while the north side features the entrance. Shade awnings are also provided along the sides of the building.

Floor Plans

The revised plans depict a 4,193 square foot vehicle wash, featuring the vehicle tunnel, restroom, office, break room, equipment room, and electrical room.

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 an existing combination fence-wall provides screening. Noise concerns resulting from the reduced separation between the drive-thru 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 evergreen trees provided along the west property line. 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 for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Use permit, waivers of development stand 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
ET-400225-10 (UC-1583-06)	Second extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	April 2011
ET-400327-08 (UC-1583-06)	First extension of time for a use permit, waiver, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Use permit, waiver, 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

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400110-99 (ZC-0337-97)	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 lot commercial subdivision	Approved by PC	June 1998
ZC-0337-97	First extension of time for a zone change and use permit for a convenience store with gasoline pumps	Approved by BCC	May 1997
VS-0336-97	Vacation and abandonment for easements	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

Related Applications

Application Number	Request
VS-26-0176	A vacation and abandonment of rights-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.

Title 30 requires a vehicle wash servicing automobiles to be 200 feet away from any residential zoning district, while the proposed vehicle wash is 71 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 will not be buffered from the residential development by any other building and 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

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 this request.

Waivers of Development Standards #2 & #3

No longer needed.

Waiver of Development Standards #4 & Design Review

The applicant is not meeting several Title 30 requirements related to residential adjacency, including the required 200 foot separation between a drive-thru lane and a residential zoning district, as a 51 foot separation is being proposed. Additionally, a trash enclosure will be located 8 feet from the residential property line where a 50 foot separation is required, which may adversely affect residents. Staff finds that the proposed vehicle wash use and the drive-thru lane encroaching into the required separation is too intense for this site. Ultimately, this is an undeveloped lot that is better suited for alternative commercial uses that will have less impact on the adjacent residences. For these reasons, staff cannot support these requests.

Public Works - Development Review
Waiver of Development Standards #5
No longer needed.

Waiver of Development Standards #6

Although the throat depth for the commercial driveway on Fort Apache Road does not comply with the minimum standard, the applicant worked with staff to extend the throat depth which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Furthermore, the reduction will not impact vehicles in the right-of-way as it is along the egress side of the commercial driveway. Therefore, staff has no objection to this request.

Staff Recommendation

Approval of waiver of development standards #6; denial of use permit, waivers of development standards #1 and #4, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance
- **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 drive-through access or conflicting movements to the north of the vehicle wash as determined by Public Works;**

- **Public Works may extend the throat depth for any driveway on Fort Apache Road and Tompkins Avenue to meet the standard based on future building additions to the site.**

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: 8 cards

PROTESTS: 2 cards

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.

COUNTY COMMISSION ACTION: April 8, 2026 – HELD – To 05/20/26 – per the applicant.

APPLICANT: TOMPKINS PLAZA, LLC

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

