



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 14, 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](mailto: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](mailto: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](mailto: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 March 31, 2026. (For possible action)
- IV. Approval of the Agenda for April 14, 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. **PA-26-700009-BR OVATION LIMITED PARTNERSHIP:**  
**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rk (For possible action) **04/21/26 PC**
  2. **UC-26-0135-BR OVATION LIMITED PARTNERSHIP:**  
**USE PERMIT** for senior housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate EV-capable parking spaces.  
**DESIGN REVIEW** for a proposed multi-family residential development on a 4.18 acre portion of 14.57 acres site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/kh (For possible action) **04/21/26 PC**
  3. **UC-26-0149-BR OVATION LIMITED PARTNERSHIP:**  
**USE PERMIT** for senior housing.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate EV-capable parking spaces.  
**DESIGN REVIEW** for a proposed multi-family residential development on a 3.46 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**
  4. **WS-26-0150-BR OVATION LIMITED PARTNERSHIP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed mixed-use development on a 6.93 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**

5. **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 PC**
  
6. **VS-26-0155-UNLV RESEARCH FOUNDATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/nai/kh (For possible action) **05/05/26 PC**
  
7. **WS-26-0160-MONARCH MARKETING CORPORATION:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action) **05/05/26 PC**
  
8. **ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** increase building height; **2)** reduce building separation; and **3)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** off-site parking; and **3)** a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessouri Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **05/06/26 BCC**
  
9. **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**
  
10. **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**

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: April 28, 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>

04/21/26 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-26-700009-BR OVATION LIMITED PARTNERSHIP:**

**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres.

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rk (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-04-412-002 through 176-04-412-004; 176-04-412-010

**EXISTING LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.6
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Entertainment Mixed-Use (EM). The plan amendment to Entertainment Mixed-Use (EM) will allow the applicant to develop the residential component of this site under the current development code and master plan. The site is planned Business Employment (BE) which generally supports light industrial uses and does not allow for residential uses. The applicant is seeking to develop a mixture of senior multi-family and mixed-use developments. The proposed density of the residential component will exceed 18 dwelling units per acre; and therefore, a plan amendment to EM is required. Furthermore, the site is zoned CC which is allowed in the Entertainment Mixed-Use (EM) master planned category and no zone change is needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-500174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings.	Approved by BCC	April 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

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

**Related Applications**

Application Number	Request
UC-26-0135	A use permit, waivers of development standards, and design review for a senior affordable housing multi-family development is a companion item on this agenda.
UC-26-0149	A use permit, waivers of development standards, and design review for a senior housing multi-family development is a companion item on this agenda.
WS-26-0150	A waiver of development standards and design review for a mixed-use 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 Business Employment (BE) to Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request for Entertainment Mixed-Use (EM) land use category appropriate for this location. There does not appear to be a demand for light industrial uses along the south side of Arby Avenue as several parcels are developed with commercial, office, or higher density residential uses. The proposed plan amendment to Entertainment Mixed-Use (EM) is appropriate since the site is located near the 215/Durango interchange with existing intense developments. Policy SV1.3 encourages infill development that supports more varied housing types, density, and price points, which then allows residents to remain in the neighborhood regardless of age, family structure, or income. The request also complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the Entertainment Mixed-Use (EM) land use category 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 May 20, 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 that fire/emergency access must comply with the Fire Code as amended.

- 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

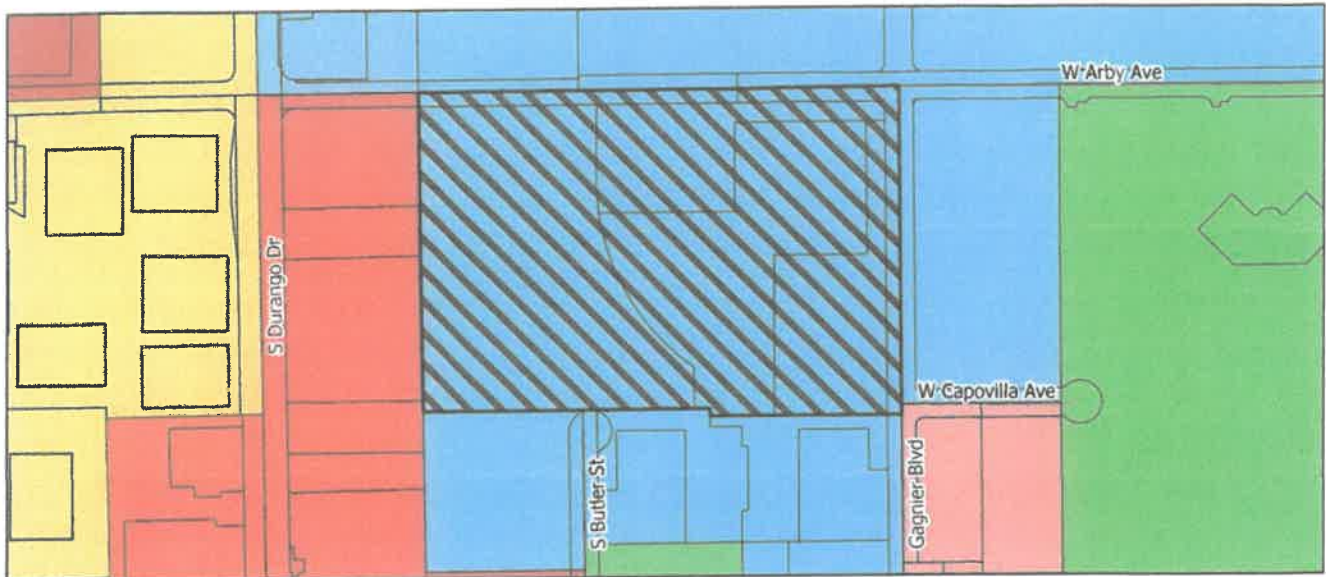
**APPLICANT: JANET GOYER**

**CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135**

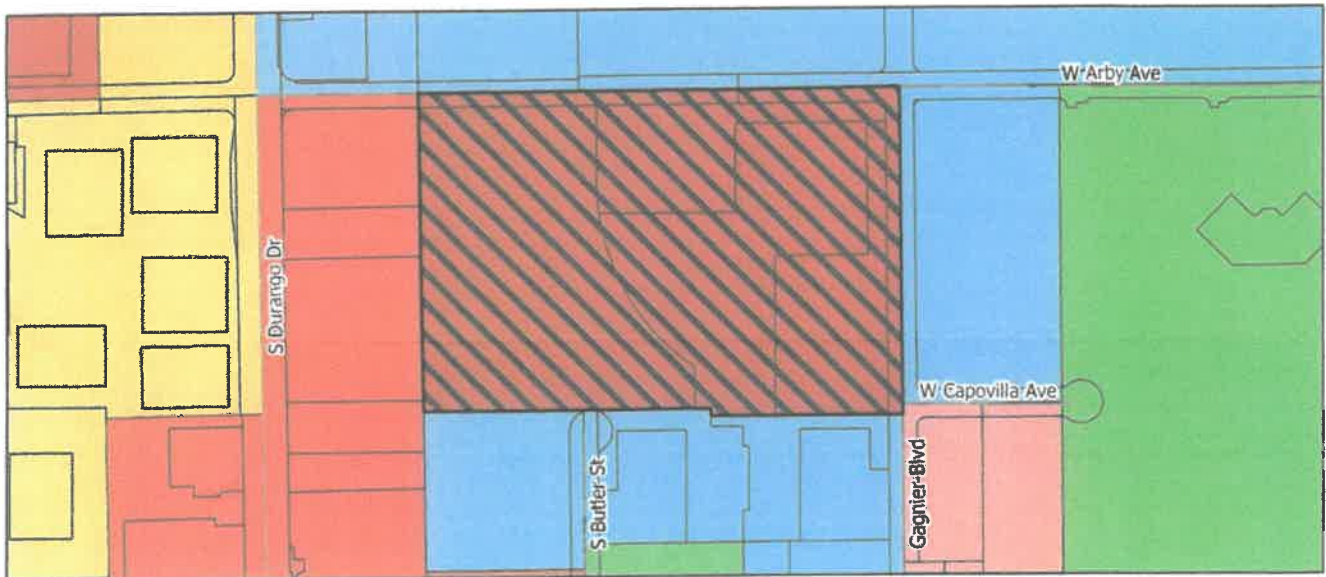
**DRAFT**

# Planned Land Use Amendment PA-26-700009




















**DRAFT**



**Current**



**Requested**

- |  |  |
|--|--|
|  Requested Area To Change                 | <b>Commercial and Mixed Use</b>  |
|  Planning Areas                           |  Neighborhood Commercial (NC) |
| <b>Neighborhoods</b>   |  Corridor Mixed-Use (CM)      |
|  Outlying Neighborhood (ON)               |  Entertainment Mixed-Use (EM) |
|  Edge Neighborhood (EN)                   | <b>Employment</b>  |
|  Ranch Estate Neighborhood (RN)           |  Business Employment (BE)     |
|  Suburban Estate Neighborhood (SN)        |  Industrial Employment (IE)   |
|  Low-Intensity Suburban Neighborhood (LN) | <b>Other</b>   |
|  Mid-Intensity Suburban Neighborhood (MN) |  Agriculture (AG)             |
|  Compact Neighborhood (CN)                |  Open Lands (OL)              |
|  Urban Neighborhood (UN)                  |  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-26-700009 & WS/UC/DR-26-0135

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/31/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

**PLANNING COMMISSION (PC)**

Date: Click to enter a date. 04/21/26 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. 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

## **LOWER KYLE CANYON**

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

## **MOAPA**

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

## **MOAPA VALLEY**

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

## **MOUNTAIN SPRINGS**

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

## **MT. CHARLESTON**

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

## **PARADISE**

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

## **RED ROCK**

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

## **SANDY VALLEY**

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

## **SEARCHLIGHT**

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

## **SPRING VALLEY**

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

## **SUNRISE MANOR**

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

## **WHITNEY**

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

## **WINCHESTER**

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

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371  
 ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-004, 176-04-412-010  
 PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & w. Arby Avenue

**DETAILED SUMMARY PROJECT DESCRIPTION**  
 This application includes: Gagnier Senior Affordable Apartments, Gagnier Senior Market Apartments and Gagnier Mixed Use Apartments. Zoning for all three of the above is presently Commercial Core (CC) and will remain Commercial Core (CC). Under separate application, Master Plan will be amended from Business Employment (BE) to Entertainment Mixed Use (EM). This application will include Design Review, special Use Permits and any waivers as required.

**PROPERTY OWNER INFORMATION**  
 NAME: B-R Ovation Limited Partnership -- Janet Goyer  
 ADDRESS: 10650 w. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036

**APPLICANT INFORMATION (information must match online application)**  
 NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 w. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

**CORRESPONDENT INFORMATION (information must match online application)\***  
 NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 w. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

\*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:  
  
 \_\_\_\_\_  
 Property Owner (Signature)\*

Reinier Santana  
 \_\_\_\_\_  
 Property Owner (Print)

12/16/2025  
 \_\_\_\_\_  
 Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371  
 ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-010, 176-04-412-004  
 PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & Arby Ave.

### DETAILED SUMMARY PROJECT DESCRIPTION

The above mentioned parcels are presently zoned Commercial Core (CC) with Master Plan of Business Employment (BE). Since Business Employment (BE) does not allow for residential on the above mentioned parcels, we are requesting that the Master Plan be amended to Entertainment Mixed Use (EM) to allow for more than 18 du/acre.

### PROPERTY OWNER INFORMATION

NAME: B-R Ovation Limited Partnership -- Janet Goyer  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036

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 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

\*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:  
  
 \_\_\_\_\_  
 Property Owner (Signature)\*  
 Reinier Santana  
 \_\_\_\_\_  
 Property Owner (Print)  
 12/16/2025  
 \_\_\_\_\_  
 Date

January 13, 2026

**VIA UPLOAD**

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

***Re: Justification Letter – Ovation - (Gagnier Boulevard/Arby Avenue)  
APNs: 176-04-412-002, 003, 004, & 010***

To Whom It May Concern:

Please be advised our office represents Ovation (the “Applicant”) in the above-referenced matter. By way of background, in June 2022, the Clark County Board of County Commissioner (the “BCC”) approved UC-22-0698 allowing for the development of a mixed-use development consisting of 1,042 multi-family units and 16,000 SF of retail space on approximately 14.6 acres of property generally located on the southwest corner of Gagnier Boulevard and Arby Avenue. The property is more particularly described as APNs: 176-04-412-002, 003, 004, and 010 (collectively the “Site”). On April 2, 2025, the BCC approved ET-25-400015 (UC-22-0698) allowing for an extension of time for development.

The Applicant is now seeking to amend the previous entitlements and is requesting to develop the following mixture of uses on the Site: (1) Senior Affordable Multi-Family, (2) Senior Market Rate Multi-Family, and (3) Mixed-Use Development. The Site will be developed in three (3) phases:

- Phase 1 – Phase 1 will be located at the southwest portion of the Site
- Phase 2 – Phase 2 will be located at the northwest portion of the Site
- Phase 3 – Phase 3 will be located on the east half of the Site

The Applicant submits all three (3) phases together under this submittal package. Each phase’s design and request will be addressed separately. Also, concurrent with the land use applications for each phase, the Applicant is requesting a master plan amendment from Business Employment (BE) to Entertainment Mixed-Use (EM).

**MIXED-USE DEVELOPMENT**

. With the mixture of uses including senior affordable, senior market rate, and commercial; the entire Site is considered a mixed-use development pursuant to Title 30.04.05H. The Site is zoned Commercial Core (“CC”). Mixed-use development is an allowed use in the CC zone

district. Combined, the Applicant is proposing to develop 829-multi-family units and 10,950 SF of commercial/retail space. With the development of Uncommons, the proposed modifications to the previously approved mixed-use development on the Site are still harmonious and compatible with the surrounding area. The Applicant builds a quality project with significant architectural enhancements and use of a varied color scheme to add visual interest. The substantial interior and exterior amenities will enhance the resident's living experience. Therefore, since the Site is still entitled as a mixed-use development and the proposed design of the project is less dense, a mixed-use development on the Site is appropriate.

### **PHASE 1 – SENIOR AFFORDABLE MULTI-FAMILY**

For Phase 1, the Applicant is requesting a design review and special use permit to allow for a senior affordable multi-family and waivers of development standards.

#### **Design Review and Special Use Permit to Allow a Senior Affordable Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 1 is approximately 4.18 acres. The Applicant is proposing to develop a 190-unit senior affordable multi-family project. The proposed density is approximately 46 dwelling units per acre which is permitted in the EM master plan and CC zone district. The Applicant is proposing to build one "E" shaped multi-family building. The bedroom mix will be as follows: 125 one-bedroom units and 65 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 1 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. All off-site improvements for the Site include driveways and detached sidewalks will be installed with Phase 1. Phase 1 complies with parking by providing 191 parking spaces where 190 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 1 will provide both indoor and outdoor amenities. The Applicant will provide a 15,800 SF pool area and a 9,200 SF courtyard area. The clubhouse will be approximately 2,000 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards to Increase Retaining Wall Height**

Along the west property line, the retaining wall will need to be increased by about five feet where three feet is required. The increase in height is due to the existing developments to the west and south.

### **Waiver for EV Capable Parking Stalls**

Phase 1 will provide six EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 48 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

## **PHASE 2 – SENIOR MARKET RATE MULTI-FAMILY**

For Phase 2, the Applicant is requesting a design review and special use permit to allow for a senior market rate multi-family and waivers of development standards.

### **Design Review and Special Use Permit to Allow a Senior Market Rate Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 2 is approximately 3.46 acres. The Applicant is proposing to develop a 151-unit senior market rate multi-family project. The proposed density is approximately 44 dwelling units

per acre which is permitted in the EM master plan and the CC zone district. The Applicant is proposing to build one (1) “E” shaped multi-family building. The bedroom mix will be as follows: 31 studio units, 59 one-bedroom units, and 61 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 2 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. Phase 2 complies with parking by providing 166 parking spaces where 151 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 2 will provide both indoor and outdoor amenities. The Applicant will provide an 11,600 SF pool area and a 7,300 SF courtyard area. The clubhouse will be approximately 2,100 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards for Location of Building on Phase 2**

Pursuant to Title 30.04-15, the building should be designed closer to the right-of-way with the main entrance designed to accommodate access from the sidewalk. The proposed design of the building and in conjunction with Phases 1 and 3, provides for better access and overall design.

### **Waiver for EV Capable Parking Stalls**

Phase 2 will provide five EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 38 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

### **PHASE 3 – MULTI-FAMILY & COMMERCIAL**

For Phase 3, the Applicant is requesting a design review for multi-family and commercial and waivers of development standards.

## **Design Review for Multi-Family & Commercial**

Phase 3 is approximately 6.93 acres and is designed to be a vertical mixed-use building. There will be two residential wrap garage buildings with internal parking for each building. The Applicant is proposing 488 units with an overall density of 71 dwelling units per acre. The commercial square footage will be incorporated into Building 1 at the ground level. The Applicant is proposing approximately 10,950 SF of commercial/retail adjacent to Arby Avenue. All residential units will be accessed via internal hallways and elevators and directly from the parking garage. The Applicant will provide 806 parking spaces where 721 parking spaces are required. Each garage will have five floors. Access to Phase 3 will be off Arby Avenue and off both private drive aisles.

The buildings are comprised of studios, one-bedroom, and two-bedroom units. The unit mix will be as follows: 71 studio units, 237 one-bedroom units, and 180 two-bedroom units. Each building will be five stories and 73 feet inclusive of architectural features. In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 73 feet, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

The amenities will be similar in each building and will include fitness centers, yoga studios, bistro kitchens, social club areas, and library/ business center.

Phase 3 will provide both outdoor and indoor amenities. There will be courtyards with open space in between Building 1 and Boulding 2. This design ensures that each building will have centralized and convenient open space for residents living in each of those buildings. The amenities within the open space areas will include a 16,000 SF pool area and two courtyard areas consisting of 29,500 SF of total area. The clubhouse areas will consist of 10,000 SF with fitness centers and event space for residents.

### **Waivers of Development Standards**

- **Reduce Throat Depth**

The Applicant is requesting a waiver of development to reduce the throat depth to 54 feet where 150 feet is required for the garage entrance for Building 1. There are several access points to Phase 3 and the Site overall. With additional access points, the slight reduction in throat depth will not cause any public safety issues.

- **Allow Exterior Light Fixtures**

The Applicant is seeking a waiver of development standards to allow exterior light fixtures (luminaries) mounted on buildings up to 73-feet high where the height should not exceed 25 feet per Title 30.04.07(B)(4)(ii)(c).

This waiver was also approved with the prior projects (ZC-20-0094) and ET-25-400015 (UC-22-0698) based upon the overall height of the project. In addition, any wall mounted lighting will be shielded and architecturally integrated into the design of the building.

### SUSTAINABILITY ANALYSIS FOR THE SITE

Title 30 requires the Applicant to achieve seven (7) sustainability points since the Site incorporates elements of a mixed-use development. The Applicant has been able to incorporate the following five (5) sustainability points:

- 30.04.05(J)(3)(i) – Phase 1 will provide at least 10% more trees than typically required by Title 30. **(1 point)**
- 30.04.05(J)(3)(ii) – Phase 1 will provide 95% or more of all required landscaping with plants that have very low or low water needs. **(1 point)**
- 30.4.05(J)(3)(iv) – 25% to 50% of the parking area will be covered. **(1 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of nine feet on all floors to facilitate natural ventilation. Here, the proposed building design provides nine feet floor to ceiling on floors. **(1/2 point)**
- 30.04.05(J)(4)(ii)(c)(5) – Provide low-emissivity glass on all south and west facing windows. **(1/2 point)**

As such, the overall design and proposed uses on the Site are compatible and appropriate for the area. Thank you for your consideration of this request. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

04/21/26 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-26-0135-BR OVATION LIMITED PARTNERSHIP:**

**USE PERMIT** for senior housing.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate EV-capable parking spaces.

**DESIGN REVIEW** for a proposed multi-family residential development on a 4.18 acre portion of 14.57 acres site in a CC (Commercial Core) Zone.

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley.  
MN/jam/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-04-412-002 through 176-04-412-004; 176-04-412-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed retaining wall to 5 feet, where 3 feet is the maximum height allowed per Section 30.04.03C (a 60% increase).
2. Eliminate EV-capable parking spaces where 48 EV-capable spaces are required per Section 30.04.05H.

**PROPOSED LAND USE PLAN:**

**SPRING VALLEY - ENTERTAINMENT MIXED-USE (ALLOWS 18 OR MORE DU/AC)**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.18 acre portion of a 14.57 total acre site
- Project Type: Multi-family residential (senior affordable housing)
- Number of Units: 190
- Density (du/ac): 46
- Number of Stories: 4
- Building Height (feet): 55
- Square Feet: 48,168
- Open Space Required/Provided: 19,000/27,000
- Parking Required/Provided: 190/191
- Sustainability Required/Provided: 5/5

### Site Plan

The proposed project is part of a 3 phase development located on the subject parcels south of Arby Avenue and west of Gagnier Boulevard. The submitted plans depict Phase 1 for a senior affordable multi-family development which includes 190 units on approximately 4.18 acres (14.57 acres total for all phases) on parcels 176-04-412-010 and 176-04-412-003 at the southwest corner of the overall site.

Phase 1 is organized around a 4 story, E-shaped multi-family building. The internal circulation system includes a primary north-south private drive that extends from Arby Avenue (to the north) and connects to an internal access drive from Gagnier Boulevard to the east.

Parking areas are distributed evenly around the building and 191 spaces are provided where 190 parking spaces are required. No EV-capable parking spaces are provided, thus necessitating a waiver of development standards. The plan incorporates pedestrian walkway paths, bicycle parking, trash enclosures, and covered parking. Amenities identified on the site plan include the pool area, clubhouse, courtyard, vegetable garden planters, dog park, yoga and turf areas, trellised seating, BBQ stations, and outdoor gathering areas, all centrally located to serve Phase 1 residents.

In the southwest corner of the site, the applicant proposes a retaining wall with a maximum height of five feet where 3 feet is the maximum allow; hence the waiver request. The increased height is necessary due to existing grade differentials along the shared property line and the need to properly transition elevations between Phase 1 and the adjacent developed areas.

### Landscaping

The landscape plan for Phase 1 includes landscape finger islands in between the covered parking areas, as well as trees and shrubs surrounding the exterior of the building. Perimeter landscaping along the south and west property lines includes an 8 foot wide landscape strip with medium trees and shrubs to be planted 20 feet on center with shrubs. Along the north property line, medium trees are planted every 30 to 40 feet on center. Buffering and screening is not required; however, the applicant provided a significant number of trees for this phase.

Lastly, along Arby Avenue and Gagnier Boulevard, the plan features detached sidewalks with 5 foot wide landscape strips on each side of the side walk. The plan shows medium trees spaced every 20 feet with associated shrubs and groundcover.

### Elevations

The building elevations depict a 4 story structure with parapet elements and tower features that give the building a varied and articulated profile. The building height transitions from Level 1 at ground level to the top of Level 4, with parapets rising above the roofline and tower forms extending slightly higher. The overall height is shown at 55 feet, meeting Title 30 code. The exterior is composed of a multi-color stucco palette utilizing complementary tones across all façades, providing visual interest and avoiding monolithic massing. The elevations illustrate consistent window placement, vertically aligned openings, and architectural breaks to reinforce rhythm and reduce façade scale. Rooftop mechanical equipment is screened behind parapets.

Overall, the elevation design reflects a contemporary architectural character consistent with previous multi-family approvals in the area.

**Floor Plans**

The building consists of 4 residential levels stacked above common-area functions on Level 1. The unit floor plans includes 1 bedroom and 2 bedroom units ranging between approximately 662 to 665 square feet for 1 bedroom layouts and 888 to 955 square feet for 2 bedroom layouts. Unit floor plans feature open living and kitchen configurations, walk-in closets, optional balconies on select one-bedroom units.

Level 1 contains the primary resident services and amenity components, including the leasing office, mail center, lockers, vending area, food pantry, mail center, great room, kitchen area, fitness center and restrooms.

Level 2 includes a wellness room, computer room, and lounge/library. Level 3 includes the game room and salon and Level 4 includes a movie room and a dedicated laundry room. Vertical circulation is provided by 6 stairwells and 2 elevators located to ensure accessibility across all levels.

**Applicant's Justification**

The applicant states that this proposed development is a high-quality senior affordable multi-family community that remains consistent with the previously approved mixed-use framework for the site and compatible with surrounding uses. This project delivers 190 units within a four-story building designed to provide accessible, senior-focused housing supported by a full suite of indoor and outdoor amenities . The site plan organizes circulation, parking, and pedestrian connections efficiently, while streetscape enhancements, detached sidewalks, and a robust landscape program exceed minimum requirements and contribute to an attractive, well-integrated development. The Applicant also seeks a waiver to allow a 5 foot retaining wall in the southwest corner where 3 feet is permitted; additional height is necessary to address existing grade changes and ensure proper site function without creating visual or compatibility impacts. As designed, Phase 1 supports the County's goals for infill, redevelopment, and diverse housing options, and represents an appropriate and beneficial use of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-500174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings.	Approved by BCC	April 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

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

**Related Applications**

Application Number	Request
PA-26-700009	A plan amendment to re-designate the site from Business Entertainment to Entertainment Mixed-Use is a companion item on this agenda.
UC-26-0149	A use permit, waivers of development standards, and design review for a senior housing multi-family residential development is a companion item on this agenda.
WS-26-0150	A waivers of development standards and design review for a mixed-use development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

**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 allows a use permit in the CC zone to increase the density of senior housing in conjunction with a multi-family residential development per approved plans. This request is to allow 46 units per acre for a proposed affordable senior housing project on the subject site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. This request also complies with Goal 1.2 of the Master Plan which seeks to expand the number of long-term affordable housing units available in Clark County. Since the proposal is for affordable senior housing, traffic generation is likely to be less than for a similarly dense standard multi-family development. For these reasons, 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 Standard #1

The request is to allow a retaining wall located along the southwest property line of the site to be up to 5 feet in height. The increase in the retaining wall height is due to the existing grade at the adjacent developed property versus the proposed grade on this development. For these reasons, staff can support this request.

#### Waiver of Development Standard #2

This waiver of development standards request is to waive the requirement for 48 EV-capable parking spaces. The applicant is proposing 6 EV-installed parking spaces, which is the required number per code, with spaces being dispersed throughout the site. However, because the resident population are seniors, the demand for 48 future EV-capable parking spaces may not be necessary. Staff finds that this proposed community may have minimal driving needs and may rely more on shared transportation services offered by private companies or the Regional Transportation Commission (RTC) of Southern Nevada. For these reasons, staff can support this request.

#### Design Review

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

The proposed senior affordable multi-family development in Phase 1 demonstrates a cohesive architectural and site design that is compatible with surrounding development and consistent with the intent of the Commercial Core district. The building incorporates a 4 story, E-shaped configuration that provides visual interest on all sides through varied massing, articulated parapets, tower elements, and a balanced window rhythm. The project integrates a full suite of resident amenities on all four levels, ensuring active, populated spaces throughout the building. Site circulation is well-organized, with pedestrian pathways, accessible connections, and evenly distributed parking fields that minimize conflicts and promote walkability. Landscape treatments along the frontages and perimeter soften the building edges, enhance the streetscape, and strengthen compatibility with adjacent uses. The overall design reflects thoughtful placement of amenities, building orientation, and open-space components to create a functional and attractive environment tailored to senior residents.

#### **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.

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 UC-22-0698 and ET-25-400015 (UC-22-0698);
- A subdivision map removing the subject site from the recorded commercial final map must be recorded prior to the issuance of building permits;
- 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;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements on Arby Avenue and Gagnier Boulevard.

**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](mailto: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**

- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0454-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JANET GOYER  
CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON  
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135**



04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0149-BR OVATION LIMITED PARTNERSHIP:**

**USE PERMIT** for senior housing.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate EV-capable parking spaces.

**DESIGN REVIEW** for a proposed multi-family residential development on a 3.46 acre portion of 14.57 acres in a CC (Commercial Core) Zone

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)

RELATED INFORMATION:

**APN:**

176-04-412-002 through 176-04-412-004; 176-04-412-010

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate EV-capable parking spaces where 38 EV-capable spaces are required per Section 30.04.05H.

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - ENTERTAINMENT MIXED-USE (ALLOWS 18 OR MORE DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.46 acre portion of a 14.57 total acre site
- Project Type: Multi-family residential (senior housing)
- Number of Units: 151
- Density (du/ac): 44
- Number of Stories: 4
- Building Height (feet): 55
- Square Feet: 47,020
- Open Space Required/Provided: 15,100/21,000
- Parking Required/Provided: 151/166
- Sustainability Required/Provided: 5/5

**Site Plans**

The proposed plans depict Phase 2 of the overall 3 phase development. Phase 2 is for a senior multi-family residential development located on approximately 3.46 acres (14.57 acres for all

phases) at the northwest corner of the site, north of Phase 1 (UC-26-0135) which is a companion item to this application.

The plan features a 4 story, "E" shaped multi-family residential building which features a studio option, a 1 bedroom option, and a 2 bedroom option for future residents. The Phase 2 building connects to the existing internal north-south drive aisle shared with Phase 1. In addition, parking areas are distributed along all sides of the building.

Similar to the Phase 1 design, Phase 2 includes amenities such as a dog park, pool area, outdoor seating areas, BBQ stations, trellised seating areas, and vegetable garden planters. These amenities are also centrally located within the open space areas of the development. The plan also depicts 151 parking spaces are required where 166 parking spaces are provided. No EV-capable parking spaces are provided, thus necessitating a waiver of development standards.

#### Landscaping

The landscape plan for Phase 2 includes landscape finger islands where required and in between the covered parking areas, as well as trees and shrubs surrounding the open spaces within the outdoor amenity areas.

Along the western property line, the plan incorporates an 8 foot wide landscape buffer with medium trees spaced 20 feet on center, arranged in a double-row offset pattern, thereby improving screening and providing continuity with Phase 1's perimeter design. As depicted in Phase 1, street landscaping with a detached sidewalk is provided along the north property line adjacent to Arby Avenue. 6 trees will be provided within the landscape strip along the east property line, adjacent to the private drive aisle connecting to Arby Avenue.

#### Elevations

The Phase 2 elevations depict a four-story senior residential building with a consistent architectural expression on all sides. The proposed building has an overall height of 55 feet. The elevations show regularly spaced windows, articulated parapets, and tower forms that provide rhythm and break down overall building mass. A multitone exterior color palette is applied across the façades to create contrast and enhance visual interest. The north, south, east, and west elevations consistently reflect this design approach, with balanced fenestration patterns and horizontal banding that reinforces scale and compatibility with adjacent phases. Overall, the Phase 2 elevations maintain continuity with Phase 1 while providing an attractive, contemporary architectural character appropriate for a senior residential community.

#### Floor Plans

Phase 2 features studio, 1 bedroom, and 2 bedroom units. Levels are organized around double-loaded corridors, with two elevators and multiple stairwells providing accessible vertical circulation throughout the building.

The studio unit is 607 square feet, the 1 bedroom unit varies from 715 square feet to 776 square feet, and the 2 bedroom unit features 1,072 square feet to 1,848 square feet.

Level 1 integrates key shared amenities such as a great room, fitness area, and package/delivery spaces while upper floors are dedicated primarily to residential units with strategically placed quiet area amenity areas.

**Applicant's Justification**

The applicant states that Phase 2 features a 4 story senior residential building, aligns with the approved mixed-use framework and complements the surrounding commercial and residential context. The project delivers 151 thoughtfully designed senior housing units supported by interior and exterior amenities, including a great room, fitness and wellness spaces, activity rooms, landscaped courtyards, and outdoor gathering areas. The site plan provides efficient circulation, accessible pedestrian connections, and well-distributed parking areas, while the landscape program enhances streetscapes, buffers, and internal open spaces to ensure compatibility and visual continuity with Phase 1. The building's architectural expression, massing, and cohesive color palette reinforce a high-quality, resident-focused environment tailored to senior living. For these reasons, the applicant respectfully submits that the Phase 2 design is appropriate, compatible, and consistent with County goals for well-planned, mixed-use redevelopment.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-0174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings	Approved by BCC	April 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

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

### Related Applications

Application Number	Request
PA-26-700009	A plan amendment to redesignate the site from Business Entertainment to Entertainment Mixed-Use is a companion item on this agenda.
UC-26-0135	A use permit, waivers of development standards, and design review for a senior affordable housing multi-family development is a companion item on this agenda.
WS-26-0150	A waiver of development standards and design review for a mixed-use project 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 allows a use permit in the CC zone to increase the density of senior housing in conjunction with a multi-family residential development per approved plans. This request is to allow 44 dwelling units per acre for a proposed senior housing project on the subject site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. Since the proposal is for senior housing, and is similar to Phase 1, staff can support this request.

##### 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.

This waiver of development standards request is to waive the requirement for 38 EV-capable parking spaces. The applicant is proposing to provide 5 EV-installed parking spaces, which is the required number per code, with spaces being dispersed throughout the site. However, because the resident population are seniors, the demand for 38 future EV-capable parking spaces may not be necessary. Staff finds that this proposed community may have minimal driving needs and may rely more on shared transportation services offered by private companies or the Regional Transportation Commission (RTC) of Southern Nevada. For these reasons, staff can support this request.

#### Design Review

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

The proposed senior multi-family development in Phase 2 continues the cohesive architectural and site design established in the first phase and remains compatible with surrounding development within the Commercial Core district. The 4 story building incorporates a refined massing strategy with articulated parapets, tower elements, and consistent window groupings that provide visual interest on all elevations. The building form accommodates a broad range of senior-oriented unit types, including enhanced 2 bedroom and mezzanine options, while integrating interior amenity spaces at the ground level and throughout the upper floors. Site circulation is efficiently organized with direct pedestrian connections, logical building entries, and well-distributed parking areas that promote accessibility and reduce vehicle-pedestrian conflicts. Landscape improvements along the perimeter and internal open-space areas soften building edges, reinforce site character, and ensure continuity with Phase 1. Overall, the Phase 2 design reflects thoughtful architectural expression, amenity placement, and site planning intended to create a functional, attractive, and resident-focused environment tailored to senior living. For these reasons, staff can support this design review.

#### **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.

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 UC-22-0698 and ET-25-400015 (UC-22-0698);
- A subdivision map removing the subject site from the recorded commercial final map must be recorded prior to the issuance of building permits;
- 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;
- 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;
- Applicant is advised that off-site improvement permits may be required.

##### **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](mailto: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**

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

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

**APPLICANT:** JANET GOYER  
**CONTACT:** JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON  
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** UC/WS/DR-26-0149

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/31/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

**PLANNING COMMISSION (PC)**

Date: Click to enter a date. 04/21/26 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. 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

## **LOWER KYLE CANYON**

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

## **MOAPA**

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

## **MOAPA VALLEY**

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

## **MOUNTAIN SPRINGS**

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

## **MT. CHARLESTON**

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

## **PARADISE**

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

## **RED ROCK**

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

## **SANDY VALLEY**

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

## **SEARCHLIGHT**

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

## **SPRING VALLEY**

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

## **SUNRISE MANOR**

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

## **WHITNEY**

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

## **WINCHESTER**

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

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371  
 ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-004, 176-04-412-010  
 PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & W. Arby Avenue

**DETAILED SUMMARY PROJECT DESCRIPTION**

This application includes: Gagnier Senior Affordable Apartments, Gagnier Senior Market Apartments and Gagnier Mixed Use Apartments. Zoning for all three of the above is presently Commercial Core (CC) and will remain Commercial Core (CC). Under separate application, Master Plan will be amended from Business Employment (BE) to Entertainment Mixed Use (EM). This application will include Design Review, Special Use Permits and any waivers as required.

**PROPERTY OWNER INFORMATION**

NAME: B-R Ovation Limited Partnership -- Janet Goyer  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036

**APPLICANT INFORMATION (information must match online application)**

NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

**CORRESPONDENT INFORMATION (information must match online application)\***

NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

\*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:

Property Owner (Signature)\*

Reinier Santana  
 Property Owner (Print)

12/16/2025  
 Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371  
 ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-010, 176-04-412-004  
 PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & Arby Ave.

**DETAILED SUMMARY PROJECT DESCRIPTION**

The above mentioned parcels are presently zoned Commercial Core (CC) with Master Plan of Business Employment (BE). Since Business Employment (BE) does not allow for residential on the above mentioned parcels, we are requesting that the Master Plan be amended to Entertainment Mixed Use (EM) to allow for more than 18 du/acre.

**PROPERTY OWNER INFORMATION**

NAME: B-R Ovation Limited Partnership -- Janet Goyer  
 ADDRESS: 10650 w. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036

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NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 w. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

\*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.

DocuSigned by:  
  
 \_\_\_\_\_  
 Property Owner (Signature)\*  
 Reinier Santana  
 \_\_\_\_\_  
 Property Owner (Print)  
 12/16/2025  
 \_\_\_\_\_  
 Date

January 13, 2026

**VIA UPLOAD**

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

**Re: *Justification Letter – Ovation - (Gagnier Boulevard/Arby Avenue)***  
***APNs: 176-04-412-002, 003, 004, & 010***

To Whom It May Concern:

Please be advised our office represents Ovation (the “Applicant”) in the above-referenced matter. By way of background, in June 2022, the Clark County Board of County Commissioner (the “BCC”) approved UC-22-0698 allowing for the development of a mixed-use development consisting of 1,042 multi-family units and 16,000 SF of retail space on approximately 14.6 acres of property generally located on the southwest corner of Gagnier Boulevard and Arby Avenue. The property is more particularly described as APNs: 176-04-412-002, 003, 004, and 010 (collectively the “Site”). On April 2, 2025, the BCC approved ET-25-400015 (UC-22-0698) allowing for an extension of time for development.

The Applicant is now seeking to amend the previous entitlements and is requesting to develop the following mixture of uses on the Site: (1) Senior Affordable Multi-Family, (2) Senior Market Rate Multi-Family, and (3) Mixed-Use Development. The Site will be developed in three (3) phases:

- Phase 1 – Phase 1 will be located at the southwest portion of the Site
- Phase 2 – Phase 2 will be located at the northwest portion of the Site
- Phase 3 – Phase 3 will be located on the east half of the Site

The Applicant submits all three (3) phases together under this submittal package. Each phase’s design and request will be addressed separately. Also, concurrent with the land use applications for each phase, the Applicant is requesting a master plan amendment from Business Employment (BE) to Entertainment Mixed-Use (EM).

**MIXED-USE DEVELOPMENT**

. With the mixture of uses including senior affordable, senior market rate, and commercial; the entire Site is considered a mixed-use development pursuant to Title 30.04.05H. The Site is zoned Commercial Core (“CC”). Mixed-use development is an allowed use in the CC zone

district. Combined, the Applicant is proposing to develop 829-multi-family units and 10,950 SF of commercial/retail space. With the development of Uncommons, the proposed modifications to the previously approved mixed-use development on the Site are still harmonious and compatible with the surrounding area. The Applicant builds a quality project with significant architectural enhancements and use of a varied color scheme to add visual interest. The substantial interior and exterior amenities will enhance the resident's living experience. Therefore, since the Site is still entitled as a mixed-use development and the proposed design of the project is less dense, a mixed-use development on the Site is appropriate.

### **PHASE 1 – SENIOR AFFORDABLE MULTI-FAMILY**

For Phase 1, the Applicant is requesting a design review and special use permit to allow for a senior affordable multi-family and waivers of development standards.

#### **Design Review and Special Use Permit to Allow a Senior Affordable Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 1 is approximately 4.18 acres. The Applicant is proposing to develop a 190-unit senior affordable multi-family project. The proposed density is approximately 46 dwelling units per acre which is permitted in the EM master plan and CC zone district. The Applicant is proposing to build one "E" shaped multi-family building. The bedroom mix will be as follows: 125 one-bedroom units and 65 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 1 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. All off-site improvements for the Site include driveways and detached sidewalks will be installed with Phase 1. Phase 1 complies with parking by providing 191 parking spaces where 190 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 1 will provide both indoor and outdoor amenities. The Applicant will provide a 15,800 SF pool area and a 9,200 SF courtyard area. The clubhouse will be approximately 2,000 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards to Increase Retaining Wall Height**

Along the west property line, the retaining wall will need to be increased by about five feet where three feet is required. The increase in height is due to the existing developments to the west and south.

### **Waiver for EV Capable Parking Stalls**

Phase 1 will provide six EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 48 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

## **PHASE 2 – SENIOR MARKET RATE MULTI-FAMILY**

For Phase 2, the Applicant is requesting a design review and special use permit to allow for a senior market rate multi-family and waivers of development standards.

### **Design Review and Special Use Permit to Allow a Senior Market Rate Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 2 is approximately 3.46 acres. The Applicant is proposing to develop a 151-unit senior market rate multi-family project. The proposed density is approximately 44 dwelling units

per acre which is permitted in the EM master plan and the CC zone district. The Applicant is proposing to build one (1) “E” shaped multi-family building. The bedroom mix will be as follows: 31 studio units, 59 one-bedroom units, and 61 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 2 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. Phase 2 complies with parking by providing 166 parking spaces where 151 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 2 will provide both indoor and outdoor amenities. The Applicant will provide an 11,600 SF pool area and a 7,300 SF courtyard area. The clubhouse will be approximately 2,100 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards for Location of Building on Phase 2**

Pursuant to Title 30.04-15, the building should be designed closer to the right-of-way with the main entrance designed to accommodate access from the sidewalk. The proposed design of the building and in conjunction with Phases 1 and 3, provides for better access and overall design.

### **Waiver for EV Capable Parking Stalls**

Phase 2 will provide five EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 38 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

### **PHASE 3 – MULTI-FAMILY & COMMERCIAL**

For Phase 3, the Applicant is requesting a design review for multi-family and commercial and waivers of development standards.

## **Design Review for Multi-Family & Commercial**

Phase 3 is approximately 6.93 acres and is designed to be a vertical mixed-use building. There will be two residential wrap garage buildings with internal parking for each building. The Applicant is proposing 488 units with an overall density of 71 dwelling units per acre. The commercial square footage will be incorporated into Building 1 at the ground level. The Applicant is proposing approximately 10,950 SF of commercial/retail adjacent to Arby Avenue. All residential units will be accessed via internal hallways and elevators and directly from the parking garage. The Applicant will provide 806 parking spaces where 721 parking spaces are required. Each garage will have five floors. Access to Phase 3 will be off Arby Avenue and off both private drive aisles.

The buildings are comprised of studios, one-bedroom, and two-bedroom units. The unit mix will be as follows: 71 studio units, 237 one-bedroom units, and 180 two-bedroom units. Each building will be five stories and 73 feet inclusive of architectural features. In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 73 feet, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

The amenities will be similar in each building and will include fitness centers, yoga studios, bistro kitchens, social club areas, and library/ business center.

Phase 3 will provide both outdoor and indoor amenities. There will be courtyards with open space in between Building 1 and Boulding 2. This design ensures that each building will have centralized and convenient open space for residents living in each of those buildings. The amenities within the open space areas will include a 16,000 SF pool area and two courtyard areas consisting of 29,500 SF of total area. The clubhouse areas will consist of 10,000 SF with fitness centers and event space for residents.

### **Waivers of Development Standards**

- **Reduce Throat Depth**

The Applicant is requesting a waiver of development to reduce the throat depth to 54 feet where 150 feet is required for the garage entrance for Building 1. There are several access points to Phase 3 and the Site overall. With additional access points, the slight reduction in throat depth will not cause any public safety issues.

- **Allow Exterior Light Fixtures**

The Applicant is seeking a waiver of development standards to allow exterior light fixtures (luminaries) mounted on buildings up to 73-feet high where the height should not exceed 25 feet per Title 30.04.07(B)(4)(ii)(c).

This waiver was also approved with the prior projects (ZC-20-0094) and ET-25-400015 (UC-22-0698) based upon the overall height of the project. In addition, any wall mounted lighting will be shielded and architecturally integrated into the design of the building.

**SUSTAINABILITY ANALYSIS FOR THE SITE**

Title 30 requires the Applicant to achieve seven (7) sustainability points since the Site incorporates elements of a mixed-use development. The Applicant has been able to incorporate the following five (5) sustainability points:

- 30.04.05(J)(3)(i) – Phase 1 will provide at least 10% more trees than typically required by Title 30. **(1 point)**
- 30.04.05(J)(3)(ii) – Phase 1 will provide 95% or more of all required landscaping with plants that have very low or low water needs. **(1 point)**
- 30.4.05(J)(3)(iv) – 25% to 50% of the parking area will be covered. **(1 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of nine feet on all floors to facilitate natural ventilation. Here, the proposed building design provides nine feet floor to ceiling on floors. **(1/2 point)**
- 30.04.05(J)(4)(ii)(c)(5) – Provide low-emissivity glass on all south and west facing windows. **(1/2 point)**

As such, the overall design and proposed uses on the Site are compatible and appropriate for the area. Thank you for your consideration of this request. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0150-BR OVATION LIMITED PARTNERSHIP:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce driveway throat depth.

**DESIGN REVIEW** for a proposed mixed-use development on a 6.93 acre portion of 14.57 acres in a CC (Commercial Core) Zone.

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-412-002 through 176-04-412-004; 176-04-412-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed building to 73 feet, where 55 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
2. Reduce the throat depth for an existing driveway located along the north property line adjacent to Arby Avenue to 54 feet where a minimum of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 64% reduction).

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - ENTERTAINMENT MIXED-USE (ALLOWS 18 OR MORE DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.93 acre portion of a 14.57 total acre site
- Project Type: Mixed-use development (commercial/multi-family residential)
- Number of Units: 488
- Density (du/ac): 70
- Number of Stories: 5
- Building Height (feet): 73
- Square Feet: 87,003 (Building 1 with 10,950 square feet - retail)/87,003 (Building 2)/174,006 (total)
- Open Space Required/Provided: 48,800/55,500
- Parking Required/Provided: 721/806
- Sustainability Required/Provided: 7/8

### Site Plans

The proposed plans depict the Phase 3 portion of the development. This project consists of 2 market-rate multi-family residential buildings (Building 1 and Building 2), each five stories, with structured parking podiums integrated beneath and between the buildings.

Building 1 contains 237 units and Building 2 contains 251 units, for a combined 488 units at a density of 70 dwelling units per acre. The unit mix includes studios, 1 bedroom, and 2 bedroom homes. Both buildings connect to internal private drives along Advanced Way, Gagnier Boulevard, and Arby Avenue, ensuring consistent circulation throughout all project phases.

A centrally organized system of plazas, courtyards, and recreation areas including Courtyard #1, Courtyard #2, Plaza #3, and a large pool deck provides distributed open-space amenities directly accessible from each building. Garage entries are located along internal drives with clearly marked loading and EV-charging areas. The site provides 806 total parking spaces, exceeding the 721 required under Title 30 for multi-family and associated uses. Bicycle parking requirements are also met with 54 bike spaces across 9 groupings. The site plan demonstrates compliance with setbacks, pedestrian connections, trash and loading placement, ADA parking distribution, and open-space thresholds, providing 55,500 square feet of open space. The commercial (retail) component of this development is located within the north side of Building 1.

### Landscaping

The Phase 3 landscape plan continues the enhanced streetscape and interior open-space theme established in Phase 1 and Phase 2. Along Arby Avenue, a detached sidewalk with dual 5 foot landscape strips will be planted with medium trees spaced 20 feet on center. Parking lot landscaping meets Title 30 standards with tree placement in landscape islands and perimeter strips. Perimeter landscape buffers include 8 foot wide with medium trees at 20 feet on center, arranged in double-row offsets, consistent with earlier phases and exceeding minimum requirements.

### Elevations

The Phase 3 elevations illustrate 2, five-story buildings with consistent architectural features shared with Phase 1 and Phase 2. The elevations show that the overall height is 73 feet, where 55 feet is the maximum allowed, hence the waiver request to increase the building height. The facades show varied massing, towers, parapet articulation, balanced window groupings, metal balcony rails, decorative metal awnings, and multi-tone stucco finishes. Mechanical equipment is roof-mounted and fully screened. The buildings maintain strong horizontal and vertical rhythm, enhancing compatibility with the larger mixed-use development.

### Floor Plans

Phase 3 uses a 5 story podium residential configuration, with residential floors stacked above parking garage and retail components. Unit types match those in earlier phases such as studio units, 1 bedroom and 2 bedrooms options. The studio unit is 607 square feet, the 1 bedroom unit varies from 715 square feet to 776 square feet, and the 2 bedroom unit features 1,072 square feet to 1,848 square feet. Typical unit plans include open kitchens, walk-in closets, balconies or Juliet balconies in select units.

Podium parking serves both buildings and connects vertically to residential floors by multiple stairwells and 2 elevator cores per building. The floor plans show double-loaded corridors, accessible unit distribution, and amenity rooms such as lounge, fitness, and clubhouse spaces integrated at ground and upper levels. All vertical circulation and mechanical spaces are consistently aligned floor to floor. The approximate area for the retail component located within Building 1 is 10,950 square feet.

**Applicant’s Justification**

The applicant states that Phase 3 introduces 2, five-story market-rate multi-family buildings supported by structured parking, a full range of resident amenities, and an interconnected system of plazas and courtyards. The proposed architecture, massing, and site layout are compatible with surrounding development and consistent with the mixed-use framework and circulation established by the earlier phases. The project provides substantial on-site open space, enhanced pedestrian connectivity, and an attractive streetscape that collectively promote walkability and reinforce the character of the area.

The design incorporates contemporary building forms, varied parapets and tower elements, and a coordinated color palette that ensures visual cohesion with Phases 1 and 2 while providing a distinct, modern identity. Structured parking, internal pedestrian pathways, landscaping, and amenity spaces are thoughtfully arranged to create an efficient, functional, and resident-focused environment. Phase 3 delivers needed housing, supports the County’s long-range planning goals, and represents a compatible and appropriate use within the established mixed-use district.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-500174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings.	Approved by BCC	April 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-26-700009	A plan amendment to redesignate the site from Business Entertainment to Entertainment Mixed-Use is a companion item on this agenda.
UC-26-0135	A use permit, waivers of development standards, and design review for a senior affordable housing multi-family residential development is a companion item on this agenda.
UC-26-0149	A use permit, waivers of development standards, and design review for a senior housing multi-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 of development standards to allow a maximum building height of approximately 73 feet for the Phase 3 residential buildings, where 55 feet is permitted within the Commercial Core district. The additional height is primarily driven by the project's podium-style design, which incorporates multi-level structured parking beneath five levels of residential units. This integrated configuration allows the project to internalize nearly all required parking, reduce surface parking coverage, and support a more walkable and efficient site layout consistent with mixed-use development objectives. The resulting vertical mass is therefore a functional outcome of providing on-site parking, ground-floor retail, and residential circulation systems in a compact footprint rather.

The increased height is compatible with surrounding development patterns and does not create adverse visual or privacy impacts. The site is bordered by wide public rights-of-way, commercial uses, and previously approved multi-story buildings in the areas now designated for Phases 1 and 2. The architectural design incorporates parapet modulation, tower elements, and step-backs that break up massing and soften the building profile, ensuring that the additional height is not perceived as imposing or out of scale. Allowing the height increase also supports the County's goals of vertical integration of uses, efficient land utilization, reduced surface parking, and enhanced pedestrian orientation. Lastly, the applicant received approval for a building height increase via UC-22-0698 for 77 feet so this request is less than what was recently approved. For these reasons, staff can support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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.

The Phase 3 development demonstrates a cohesive architectural and site design that aligns with prior project phases and complements surrounding mixed-use and business-employment development. The 2, five-story residential buildings incorporate variation through tower features, articulated parapets, and a balanced pattern of windows and balconies. The use of a warm, multi-tone stucco palette reinforces visual interest and ties the project into the established character of Phases 1 and 2.

Site organization reflects a clear hierarchy of drives, structured parking access points, pedestrian connections, and plazas positioned between the buildings to provide usable open-space amenities. The podium-integrated garage structure efficiently serves residents while maintaining active building edges along public streets and internal drives. Proposed landscaping includes enhanced street frontages, double-row buffer plantings, and multiple interior courtyards. Overall, Phase 3 presents a well-integrated, contemporary, and functional design, reinforcing walkability, accessibility, and high-quality residential living.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff has no objection to the request for reduced throat depth for the easternmost commercial driveway on Arby Avenue, as it is for the parking garage. The vehicles entering the site from this driveway will move directly into the structured parking garage, allowing traffic to flow freely without internal conflict points. Additionally, the other driveways for this site proved more than the minimum required throat depth.

#### **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.

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 UC-22-0698 and ET-25-400015 (UC-22-0698);
- 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;
- 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 regulation 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;
- Applicant is advised that off-site improvement permits may be required.

#### **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](mailto: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**

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

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

**APPLICANT:** JANET GOYER  
**CONTACT:** JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON  
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** WS/DR-26-0150

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/31/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

**PLANNING COMMISSION (PC)**

Date: Click to enter a date. 04/21/26 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. 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 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 Gretta Lane, Indian Springs

## **LAUGHLIN**

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

## **LONE MOUNTAIN**

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

## **LOWER KYLE CANYON**

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

## **MOAPA**

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

## **MOAPA VALLEY**

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

## **MOUNTAIN SPRINGS**

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

## **MT. CHARLESTON**

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

## **PARADISE**

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

## **RED ROCK**

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

## **SANDY VALLEY**

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

## **SEARCHLIGHT**

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

## **SPRING VALLEY**

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

## **SUNRISE MANOR**

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

## **WHITNEY**

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

## **WINCHESTER**

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

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371

ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-004, 176-04-412-010

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & w. Arby Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

This application includes: Gagnier Senior Affordable Apartments, Gagnier Senior Market Apartments and Gagnier Mixed Use Apartments. Zoning for all three of the above is presently Commercial Core (CC) and will remain Commercial Core (CC). Under separate application, Master Plan will be amended from Business Employment (BE) to Entertainment Mixed Use (EM). This application will include Design Review, Special Use Permits and any waivers as required.

### PROPERTY OWNER INFORMATION

NAME: B-R Ovation Limited Partnership -- Janet Goyer

ADDRESS: 10650 w. Charleston Blvd., #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-990-2325

CELL 702-580-9036

### APPLICANT INFORMATION (information must match online application)

NAME: Janet Goyer -- Ovation Contracting, Inc.

ADDRESS: 10650 w. Charleston Blvd., #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-990-2325

CELL 702-580-9036

ACCELA REFERENCE CONTACT ID # 249332

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Janet Goyer -- Ovation Contracting, Inc.

ADDRESS: 10650 w. Charleston Blvd., #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-990-2325

CELL 702-580-9036

ACCELA REFERENCE CONTACT ID # 249332

\*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:

Property Owner (Signature)\*

Reinier Santana  
Property Owner (Print)

12/16/2025  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101371  
 ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-010, 176-04-412-004  
 PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd. & Arby Ave.

**DETAILED SUMMARY PROJECT DESCRIPTION**

The above mentioned parcels are presently zoned Commercial Core (CC) with Master Plan of Business Employment (BE). Since Business Employment (BE) does not allow for residential on the above mentioned parcels, we are requesting that the Master Plan be amended to Entertainment Mixed Use (EM) to allow for more than 18 du/acre.

**PROPERTY OWNER INFORMATION**

NAME: B-R Ovation Limited Partnership -- Janet Goyer  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036

**APPLICANT INFORMATION (information must match online application)**

NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

**CORRESPONDENT INFORMATION (information must match online application)\***

NAME: Janet Goyer -- Ovation Contracting, Inc.  
 ADDRESS: 10650 W. Charleston Blvd., #150  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 702-990-2325 CELL 702-580-9036 ACCELA REFERENCE CONTACT ID # 249332

\*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:  
  
 Property Owner (Signature)\*

Reinier Santana  
 Property Owner (Print)

12/16/2025  
 Date

January 13, 2026

**VIA UPLOAD**

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

***Re: Justification Letter – Ovation - (Gagnier Boulevard/Arby Avenue)  
APNs: 176-04-412-002, 003, 004, & 010***

To Whom It May Concern:

Please be advised our office represents Ovation (the “Applicant”) in the above-referenced matter. By way of background, in June 2022, the Clark County Board of County Commissioner (the “BCC”) approved UC-22-0698 allowing for the development of a mixed-use development consisting of 1,042 multi-family units and 16,000 SF of retail space on approximately 14.6 acres of property generally located on the southwest corner of Gagnier Boulevard and Arby Avenue. The property is more particularly described as APNs: 176-04-412-002, 003, 004, and 010 (collectively the “Site”). On April 2, 2025, the BCC approved ET-25-400015 (UC-22-0698) allowing for an extension of time for development.

The Applicant is now seeking to amend the previous entitlements and is requesting to develop the following mixture of uses on the Site: (1) Senior Affordable Multi-Family, (2) Senior Market Rate Multi-Family, and (3) Mixed-Use Development. The Site will be developed in three (3) phases:

- Phase 1 – Phase 1 will be located at the southwest portion of the Site
- Phase 2 – Phase 2 will be located at the northwest portion of the Site
- Phase 3 – Phase 3 will be located on the east half of the Site

The Applicant submits all three (3) phases together under this submittal package. Each phase’s design and request will be addressed separately. Also, concurrent with the land use applications for each phase, the Applicant is requesting a master plan amendment from Business Employment (BE) to Entertainment Mixed-Use (EM).

**MIXED-USE DEVELOPMENT**

. With the mixture of uses including senior affordable, senior market rate, and commercial; the entire Site is considered a mixed-use development pursuant to Title 30.04.05H. The Site is zoned Commercial Core (“CC”). Mixed-use development is an allowed use in the CC zone

district. Combined, the Applicant is proposing to develop 829-multi-family units and 10,950 SF of commercial/retail space. With the development of Uncommons, the proposed modifications to the previously approved mixed-use development on the Site are still harmonious and compatible with the surrounding area. The Applicant builds a quality project with significant architectural enhancements and use of a varied color scheme to add visual interest. The substantial interior and exterior amenities will enhance the resident's living experience. Therefore, since the Site is still entitled as a mixed-use development and the proposed design of the project is less dense, a mixed-use development on the Site is appropriate.

### **PHASE 1 – SENIOR AFFORDABLE MULTI-FAMILY**

For Phase 1, the Applicant is requesting a design review and special use permit to allow for a senior affordable multi-family and waivers of development standards.

#### **Design Review and Special Use Permit to Allow a Senior Affordable Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 1 is approximately 4.18 acres. The Applicant is proposing to develop a 190-unit senior affordable multi-family project. The proposed density is approximately 46 dwelling units per acre which is permitted in the EM master plan and CC zone district. The Applicant is proposing to build one "E" shaped multi-family building. The bedroom mix will be as follows: 125 one-bedroom units and 65 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 1 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. All off-site improvements for the Site include driveways and detached sidewalks will be installed with Phase 1. Phase 1 complies with parking by providing 191 parking spaces where 190 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 1 will provide both indoor and outdoor amenities. The Applicant will provide a 15,800 SF pool area and a 9,200 SF courtyard area. The clubhouse will be approximately 2,000 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards to Increase Retaining Wall Height**

Along the west property line, the retaining wall will need to be increased by about five feet where three feet is required. The increase in height is due to the existing developments to the west and south.

### **Waiver for EV Capable Parking Stalls**

Phase 1 will provide six EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 48 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

### **PHASE 2 – SENIOR MARKET RATE MULTI-FAMILY**

For Phase 2, the Applicant is requesting a design review and special use permit to allow for a senior market rate multi-family and waivers of development standards.

### **Design Review and Special Use Permit to Allow a Senior Market Rate Multi-Family Development**

Subject to special use permit approval, a multi-family project is appropriate in a CC zone district. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of use permit requests for properties master planned Entertainment Mixed (EM). Concurrent with the application, the Applicant is requesting to amend the master plan to EM. Recent approvals of properties master planned EM include ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development, a special use permit for a multi-family development is appropriate, as the Site is located near the Warm Springs Road and Durango Drive and near other intense uses including the Durango Hotel & Casino.

Phase 2 is approximately 3.46 acres. The Applicant is proposing to develop a 151-unit senior market rate multi-family project. The proposed density is approximately 44 dwelling units

per acre which is permitted in the EM master plan and the CC zone district. The Applicant is proposing to build one (1) “E” shaped multi-family building. The bedroom mix will be as follows: 31 studio units, 59 one-bedroom units, and 61 two-bedroom units.

A main drive aisle from Arby Avenue bisects the Site. This existing internal driveway will be modified to run north and south. Phase 2 will be located on west side of this internal driveway. The internal driveway will connect to a secondary internal driveway from Gagnier. The Site will have cross-access with the existing development to the south of the Site. Phase 2 complies with parking by providing 166 parking spaces where 151 parking spaces are required. The parking field will be evenly distributed around the multi-family building.

Phase 2 will provide both indoor and outdoor amenities. The Applicant will provide an 11,600 SF pool area and a 7,300 SF courtyard area. The clubhouse will be approximately 2,100 SF. Other on-site amenities will include:

- Fitness Center
- Community Room
- Game Room
- Movie Room
- Salon

In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 56 feet and four (4) stories, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

### **Waiver of Development Standards for Location of Building on Phase 2**

Pursuant to Title 30.04-15, the building should be designed closer to the right-of-way with the main entrance designed to accommodate access from the sidewalk. The proposed design of the building and in conjunction with Phases 1 and 3, provides for better access and overall design.

### **Waiver for EV Capable Parking Stalls**

Phase 2 will provide five EV installed parking spaces as required by Title 30 Development Standards. However, the Applicant is requesting to waive the requirement to provide an additional 38 EV capable parking spaces. Since this is a senior multi-family project, many future residents will drive less and will utilize other means of transportation. Therefore, the waiver is appropriate.

### **PHASE 3 – MULTI-FAMILY & COMMERCIAL**

For Phase 3, the Applicant is requesting a design review for multi-family and commercial and waivers of development standards.

### **Design Review for Multi-Family & Commercial**

Phase 3 is approximately 6.93 acres and is designed to be a vertical mixed-use building. There will be two residential wrap garage buildings with internal parking for each building. The Applicant is proposing 488 units with an overall density of 71 dwelling units per acre. The commercial square footage will be incorporated into Building 1 at the ground level. The Applicant is proposing approximately 10,950 SF of commercial/retail adjacent to Arby Avenue. All residential units will be accessed via internal hallways and elevators and directly from the parking garage. The Applicant will provide 806 parking spaces where 721 parking spaces are required. Each garage will have five floors. Access to Phase 3 will be off Arby Avenue and off both private drive aisles.

The buildings are comprised of studios, one-bedroom, and two-bedroom units. The unit mix will be as follows: 71 studio units, 237 one-bedroom units, and 180 two-bedroom units. Each building will be five stories and 73 feet inclusive of architectural features. In the CC zone district, the maximum allowed building height is 55 feet. While the proposed maximum building height is 73 feet, the current approved entitlements, (ET-25-400015 (UC-22-0698)), allow for a maximum building of 77 feet. Therefore, the proposed building height is less than the current approved height and no waiver to increase building height is required.

The amenities will be similar in each building and will include fitness centers, yoga studios, bistro kitchens, social club areas, and library/ business center.

Phase 3 will provide both outdoor and indoor amenities. There will be courtyards with open space in between Building 1 and Boulding 2. This design ensures that each building will have centralized and convenient open space for residents living in each of those buildings. The amenities within the open space areas will include a 16,000 SF pool area and two courtyard areas consisting of 29,500 SF of total area. The clubhouse areas will consist of 10,000 SF with fitness centers and event space for residents.

### **Waivers of Development Standards**

- **Reduce Throat Depth**

The Applicant is requesting a waiver of development to reduce the throat depth to 54 feet where 150 feet is required for the garage entrance for Building 1. There are several access points to Phase 3 and the Site overall. With additional access points, the slight reduction in throat depth will not cause any public safety issues.

- **Allow Exterior Light Fixtures**

The Applicant is seeking a waiver of development standards to allow exterior light fixtures (luminaries) mounted on buildings up to 73-feet high where the height should not exceed 25 feet per Title 30.04.07(B)(4)(ii)(c).

This waiver was also approved with the prior projects (ZC-20-0094) and ET-25-400015 (UC-22-0698) based upon the overall height of the project. In addition, any wall mounted lighting will be shielded and architecturally integrated into the design of the building.

**SUSTAINABILITY ANALYSIS FOR THE SITE**

Title 30 requires the Applicant to achieve seven (7) sustainability points since the Site incorporates elements of a mixed-use development. The Applicant has been able to incorporate the following five (5) sustainability points:

- 30.04.05(J)(3)(i) – Phase 1 will provide at least 10% more trees than typically required by Title 30. **(1 point)**
- 30.04.05(J)(3)(ii) – Phase 1 will provide 95% or more of all required landscaping with plants that have very low or low water needs. **(1 point)**
- 30.4.05(J)(3)(iv) – 25% to 50% of the parking area will be covered. **(1 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of nine feet on all floors to facilitate natural ventilation. Here, the proposed building design provides nine feet floor to ceiling on floors. **(1/2 point)**
- 30.04.05(J)(4)(ii)(c)(5) – Provide low-emissivity glass on all south and west facing windows. **(1/2 point)**

As such, the overall design and proposed uses on the Site are compatible and appropriate for the area. Thank you for your consideration of this request. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

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)

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**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**

6

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0155-UNLV RESEARCH FOUNDATION:**

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

RELATED INFORMATION:

**APN:**

163-33-301-017

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon existing easements which are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-25-900564	Administrative design review for portable classrooms	Approved by ZA	July 2025
UC-24-0209	Use permit, waiver of development standards, and design review for a school expansion	Approved by BCC	July 2024
VS-24-0141	Vacation and abandonment for easements and right-of-way	Approved by BCC	July 2024
UC-20-0084	Use permit for an expansion of existing school and design review for new classroom buildings and school amenities - expired	Approved by BCC	April 2020
VS-19-0245	Vacation and abandonment for patent easements	Approved by PC	May 2019
ZC-1715-05	Zone change to reclassify approximately 122 acres from R-2, R-3, and R-E to M-D zoning	Approved by BCC	December 2005

\*Additional land use applications have been previously approved on this site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
South	Business Employment	IP	Office/warehouse complexes, offices, hotel, & commercial centers
East & West	Business Employment	IP	Undeveloped

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

**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.

**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**

- Coordinate with Traffic Management to return any County assets to Public Works;
- Coordinate with adjacent parcel for the vacation of Sobb Avenue;
- If the adjacent parcel does not vacate Sobb Avenue, applicant will be responsible for the vacation of Sobb Avenue;
- 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:** UNLV RESEARCH FOUNDATION

**CONTACT:** JOHN MARTINEZ, 6345 S. JONES BOULEVARD, SUITE 100, LAS VEGAS,  
NV 89118

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0155

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

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

Date 4/14/2026

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: 5/5/2026 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.
- 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 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  
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Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

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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 # \_\_\_\_\_

ASSESSOR PARCEL #(s): 163-33-301-017

PROPERTY ADDRESS/ CROSS STREETS: Patrick Lane and Jim Rogers Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Traffic Control Device and PED Access easements

### PROPERTY OWNER INFORMATION

NAME: UNLV Research Foundation

ADDRESS: 8400 W Sunset Rd, Ste 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-895-4507

CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: Same as Owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Lochsa Engineering - John Martinez

ADDRESS: 6345 S Jones Blvd, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-365-9312

CELL 702-250-5744

ACCELA REFERENCE CONTACT ID # 276462

\*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): \_\_\_\_\_

Zach Miles

Property Owner (Print) \_\_\_\_\_

Date

3/2/2026

July 14<sup>th</sup>, 2025

Clark County Public Works  
500 S Grand Central Parkway  
Las Vegas, NV

Re: Amplus Academy  
Relinquishment of Easements Memorandum

This is a justification letter for the relinquishment of two (2) easements on APN 163-33-301-017.

Sobb Avenue along the South property line of APN 163-33-301-017 is to be vacated per the Notice of Final Action dated July 29, 2024 with reference number UC-24-0209. Therefore, the 3' wide streetlight & traffic control device easement and the pedestrian access easement per MSM-0076-13 along the South property line of APN 163-33-301-017 is no longer needed and are to be relinquished concurrently with the vacation of Sobb Avenue.

We hope this justification letter suitably explains our reason for requesting the relinquishment of the two (2) easements.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Keith Nelms, PE  
Assistant Project Manager  
Lochsa Engineering  
Phone: (702) 365-9312

7

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0160-MONARCH MARKETING CORPORATION:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

163-28-119-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the wall height along the north property line within the first 15 feet of the front setback to 9 feet (8 foot high wall with 9 foot high columns) where a maximum 3 foot high decorative wall is permitted per Section 30.04.03B.
- b. Increase the wall height along the east property line to 8 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).
- c. Increase the wall height along the west property line to 9 feet (6 foot, 6 inch high screen wall with a 2 foot, 6 inch high retaining wall) where 6 feet is the maximum permitted per Section 30.04.03B (a 50% increase).
- d. Increase the screen wall height along the south property line to 8 feet (2 foot screen wall with a 6 foot high fence) where 6 feet is the maximum permitted per Section 30.04.03B (a 33% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 91 Spanish Gate Drive
- Site Acreage: 1.64
- Project Type: Increase wall height
- Wall Height (feet): 4 (existing)/8 (proposed wall) & 9 (proposed columns)

**Site Plan & Elevations**

The plan depicts an existing single-family residence with primary access to Spanish Gate Drive to the north. The existing and proposed perimeter screening is as follows:

**North Property Line:**

- The plans show that there is an existing 4 foot high non-decorative block wall with columns up to 5 feet in height.
- The applicant is requesting to increase this wall up to 9 feet.
- The existing gates located along the north property line will remain unchanged.

**South Property Line:**

- The existing wall height of approximately 2 feet will be enhanced with the addition of a 6 foot wrought-iron extension.

**East Property Line:**

- The existing 4 foot wall is proposed to be raised to a total height of 8 feet.

**West Property Line:**

- Along the west property line, the existing retaining wall measures 2 feet 6 inches high.
- The proposed design increases the overall wall height to 6 feet 6 inches while maintaining the retaining wall portion at its existing height of 2 feet 6 inches.

**Landscaping**

Existing mature landscaping is located throughout the site, no new landscaping is proposed nor required with this request.

**Applicant's Justification**

The intent of the proposed height increase is to enhance on-site security and provide an appropriate level of privacy consistent with the surrounding residential environment.

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 applicant's fence along the front property line is not consistent with Title 30's wall and fence standards. Title 30's definition of a decorative fence includes a fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. These standards exist to promote a sense of harmonious design throughout the surrounding area. An 8 foot high, solid, and non-decorative fence with 9 foot columns disrupts the harmonic elements of the community and detracts from the code requirements. In addition, the applicant provided elevation plans for the screen wall along the south property line and the proposed wrought-iron fence is not 50% open. Therefore, staff is unable to 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:

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

##### **Public Works - Development Review**

- No comment.

##### **Fire Prevention Bureau**

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: RAYDA BROOKS  
CONTACT: RAYDA BROOKS, HH CONSULTING LLC, 2510 W. HORIZON RIDGE  
PARKWAY, SUITE 200, HENDERSON, NV 89052**

**DRAFT**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0160

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

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

Date 4/14/2026

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: 5/5/2026 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.
- 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**

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Regional Government Center  
101 Civic Way, Laughlin

## **LONE MOUNTAIN**

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Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **UPPER & LOWER KYLE CANYON**

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Mountain Springs Fire Station  
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Mt. Charleston Library  
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Paradise Park Community Center  
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Searchlight Community Center  
200 Michael Wendell Way, Searchlight

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Desert Breeze Community Center  
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Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## **WHITNEY**

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Whitney Recreation Center  
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## **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
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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 # 25-101986

ASSESSOR PARCEL #(s): 16328119004

PROPERTY ADDRESS/ CROSS STREETS: 91 SPANISH GATE DR, LAS VEGAS, NV 89113 - SPANISH GATE DR X BUTLER NATIONAL DR

### DETAILED SUMMARY PROJECT DESCRIPTION

ADDING HEIGHT TO PROPERTY WALLS: INCREASE NORTH, SOUTH AND WEST WALLS TO 8' AND INCREASE EAST WALL TO 9'

### PROPERTY OWNER INFORMATION

NAME: ASHKAN AMINPOUR

ADDRESS: 317 ASH ST

CITY: SAN DIEGO STATE: NV ZIP CODE: 92101

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: SAME AS ABOVE

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: RAYDA BROOKS

ADDRESS: 2510 W HORIZON RIDGE PKWY #200

CITY: HENDERSON STATE: NV ZIP CODE: 89052

TELEPHONE: 702-844-8382 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

\_\_\_\_\_  
Property Owner (Signature)\*

ASHKAN AMINPOUR  
\_\_\_\_\_  
Property Owner (Print)

2/04/2026  
\_\_\_\_\_  
Date

February 10, 2026

To: Clark County Building Department – Comprehensive Planning Department

Re: APR-25-101986 – Property Walls

To Whom It May Concern:

I, Ashkan Aminpour, am the current owner of the property located at 91 Spanish Gate Dr. Las Vegas, NV 89113 (APN 16328119004). I currently have a building permit pending to increase the height of the property walls. I am requesting a wavier to increase the wall height to a maximum of 8', and the columns to a maximum of 9' for security and privacy issues.

Thank you for your cooperation.

Respectfully,

A handwritten signature in black ink, appearing to be 'Ashkan Aminpour', written in a cursive style.

Ashkan Aminpour

05/06/26 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Montessori Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-03-511-005 through 176-03-511-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 65 feet where a maximum building height of 50 feet is permitted per Table 30.40-3 (a 30% increase).
2. Eliminate building separation where a minimum of 10 feet is required between the proposed multi-family building and existing parking garage per Table 30.40-3.
3. Eliminate the throat depth for a driveway at the intersection of Montessori Street and Wagon Trail Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**  
SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7160 Rafael Rivera Way
- Site Acreage: 4.5
- Project Type: Multi-family development
- Number of Units: 131
- Density (du/ac): 29.7
- Number of Stories: 5
- Building Height (feet): 62 (per AV-24-900820)
- Open Space Required/Provided: 13,100/16,301

- Parking Required/Provided: 207 (multi-family)/200 (existing office building)/571 (total number of existing parking spaces)

#### History and Request

PA-23-700004, a plan amendment to redesignate the project site (APN 176-03-511-006) from Business Employment (BE) to Urban Neighborhood (UN) was approved by the Board of County Commissioners (BCC) in April 2023. The corresponding zone change, ZC-23-0042, reclassified the site from C-2 to an R-5 (now RM50) zoning district for a proposed 5 story multi-family building. Previously, WS-18-0953 was approved by the BCC in January 2019 for an office building, which is constructed immediately south of the project site on APN 176-03-511-005 and remained classified as a CG zoning district. AV-24-900820 was approved administratively in January 2025 for revisions to the previously approved multi-family development which included a reduced building height, increased open space, and reconfigured architectural trims. The first extension of time for the multi-family development was approved administratively via ADET-25-900308 in May 2025. The applicant is now requesting a second extension of time for ZC-23-0042 to commence the multi-family project.

#### Site Plan

The previously approved plans depict a 5 story multi-family residential development consisting of 131 dwelling units with a density of 29.7 dwelling units per gross acre. The proposed multi-family building is located on the north portion of the project site and has been designed with the following setbacks: 1) 382 feet from the south property line, adjacent to Rafael Rivera Way; 2) 63.5 feet from the east property line; 3) 54 feet from the north property line; and 4) 65.5 feet from the west property line. Immediately to the south of the proposed multiple family building is an existing 3 story parking garage featuring the following setbacks: 1) 200 feet from the south property line, adjacent to Rafael Rivera Way and 42 feet from the front property line adjacent to the rear of the office building; 2) 74.5 feet from the east property line; 3) 257 feet from the north property line; and 4) 10 feet from the west property line. A waiver of development standards was included to eliminate the building separation between the existing parking garage and the proposed multi-family development. The proposed multi-family development requires 223 parking spaces while the existing office building, located on APN-176-03-511-005, requires 320 parking spaces. A total of 543 parking spaces are required for the proposed multi-family building and the existing office building where 550 parking spaces are provided. However, no parking spaces are located within the boundaries of the parcel containing the office building; therefore, a design review for off-site parking was included as part of the original request. Therefore, staff recommended an "if approved" condition between the office building and multi-family building sites to provide cross access and shared parking through the recording of perpetual cross access, ingress/egress, and shared parking easements or agreements. Access to the project site is granted via an existing driveway located along Rafael Rivera Way. A secondary point of access is granted via an existing driveway located at the intersection of Montessori Street and Wagon Trail Avenue. A waiver of development standards was requested to eliminate throat depth at this intersection.

### Landscaping

The previously approved plans depict an existing street landscape area adjacent to Rafael Rivera Way measuring 15 feet in width with an attached 5 foot wide sidewalk. The street landscape area consists of trees, shrubs, and groundcover. The existing landscaping around the perimeter of the site has been designed as follows: 1) 10 foot wide landscape area on the west property line; 2) 5 foot wide landscape area on the north property; and 3) 6 foot wide landscape area on the east property line. All landscape areas consist of trees, shrubs, and groundcover.

The previously approved multi-family development requires 13,100 square feet of open space where 16,301 square feet of open space was provided per approved plans with AV-24-900820. The open space consists of a courtyard and pool, dog park (northwest corner of the site), and a fifth level amenity deck. A design review for alternative parking lot landscaping was part of the original request. In lieu of providing the required amount of landscape finger islands within the interior of the site, additional trees are distributed throughout the interior of the development. The development requires a total of 107 trees where 157 trees are distributed throughout the interior and perimeter of the site.

### Elevations

The previously approved plans depict a 5 story multi-family building with varying rooflines measuring up to 62 feet in height to the top of the parapet wall per approved plans with AV-24-900820. The building materials consist of a stucco exterior with accent wood tiles on the underside of the ceiling at the fifth floor amenity deck and an aluminum storefront window system. The building will be painted with neutral/grey tones and a dark blue color feature.

### Floor Plans

The previously approved plans depict a 5 story multi-family building featuring 65, one bedroom units, and 66, two bedroom units.

### Signage

New signage was not proposed with the original application; however, WS-22-0576 was approved by the Board of County Commissioners in December 2022 for a freestanding sign with a maximum height of 49 feet. The previously approved freestanding sign will be located at the southwest corner of the multi-family project site, between the retaining wall and parking lot. The freestanding sign will be set back 23 feet from the south property line, adjacent to Rafael Rivera Way. Furthermore, the building permit for the freestanding sign was recently approved in February 2023 via BD22-36526.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900308 (ZC-23-0042):

### Current Planning

- Until April 19, 2026 to commence.
- Applicant is advised that the application must complete/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 AV-24-900820 (ZC-23-0042):

#### Current Planning

- Until January 6, 2027 to commence;
- Per plans on file.
- Applicant is advised that the application must commence by the stated date or the application will expire; 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.

#### Fire Prevention Bureau

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

Listed below are the approved conditions for ZC-23-0042:

#### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a loading zone by striping 3 parking spaces;
- Record a parcel map prior to the issuance of building permits;
- Provide cross access and shared parking through the recording of perpetual cross access, ingress/egress and shared parking easements or agreements between APNs 176-03-511-002 and 176-03-511-003 prior to the issuance of building permits;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.

**Department of Aviation**

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

**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 #0046-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

There have been no substantial changes in the area to warrant denial of this extension of time request. The site is adjacent to existing multi-family developments and there have been no new approvals near the site. Therefore, the approved project is compatible with the surrounding area. Furthermore, multiple permits have been submitted to the Building Department which include the multi-family building, the trash enclosure, dog park, and pool equipment and trellis building. The project is expected to commence within 1 year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-25-900308 (ZC-23-0042)	First extension of time for a multi-family development	Approved by ZA	May 2025
AV-24-900820 (ZC-23-0042)	Minor Deviation for revisions to the previously approved multi-family development	Approved by ZC	January 2025

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-23-70004	Plan amendment to re-designate the land use category from Business Employment (BE) to Urban Neighborhood (UN)	Approved by BCC	April 2023
ZC-23-0042	Zone change to R-5 (now RM50) zoning with waivers of development standards and design reviews for a multi-family development	Approved by BCC	April 2023
WS-22-0576	Waiver of development standards to increase freestanding sign height to a maximum of 49 feet in conjunction with a previously approved office building	Approved by BCC	December 2022
WS-19-0776	Waiver of development standards to increase the height of a freestanding sign - expired	Approved by BCC	November 2019
WS-18-0953	Waiver of development standards to increase building height to 70 feet and increase the length of the roofline without articulation with a design review for office buildings and a parking garage	Approved by BCC	January 2019
WS-0607-08	Waiver of development standards to reduce separation between 2 freestanding signs with a design review for a comprehensive sign package - expired	Approved by BCC	December 2008
UC-0586-08	Use permit to increase building height and a design review for a professional office complex and parking garage -expired	Approved by BCC	July 2008
ZC-0803-07	Zone change the northern 2.5 acres to C-2 zoning with a design review for an office complex on 5 acres	Approved by BCC	August 2007
ZC-0759-06	Zone change the middle 1.3 acres to C-2 zoning for a future commercial development	Approved by BCC	July 2006
ZC-2027-97	Zone change the southern 1.3 acres to C-2 zoning for a convenience store and gasoline station	Approved by BCC	January 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-60)	Undeveloped
South	Business Employment	CG (AE-60)	CC 215, office building, & shopping center
West	Business Employment	RM18 (AE-60)	Multi-family

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

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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 the applicant has provided justification to warrant an extension of time for the previously approved project. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this second extension of time request.

#### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until April 19, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AXIOM LIVING, LLC

**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):** ET-26-400020(ZC-23-0042)

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 04/14/26

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. 05/06/26 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.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

## **BUNKERVILLE**

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

## **ENTERPRISE**

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

## **GOODSPRINGS**

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

## **INDIAN SPRINGS**

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

## **LAUGHLIN**

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

## **LONE MOUNTAIN**

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

## **LOWER KYLE CANYON**

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

## **MOAPA**

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

## **MOAPA VALLEY**

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

## **MOUNTAIN SPRINGS**

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

## **MT. CHARLESTON**

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

## **PARADISE**

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

## **RED ROCK**

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

## **SANDY VALLEY**

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

## **SEARCHLIGHT**

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

## **SPRING VALLEY**

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

## **SUNRISE MANOR**

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

## **WHITNEY**

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

## **WINCHESTER**

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

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100331  
ASSESSOR PARCEL #(s): 178-03-511-008

PROPERTY ADDRESS/ CROSS STREETS: 7160 Rafael Rivera Way

### DETAILED SUMMARY PROJECT DESCRIPTION

**Second extension of time for ZC-23-0042**

### PROPERTY OWNER INFORMATION

NAME: Axiom Living, LLC  
ADDRESS: 2580 St. Rose Parkway, #125  
CITY: Henderson STATE: NV ZIP CODE: 89074  
TELEPHONE: 000-000-0000 CELL 000-000-0000

### APPLICANT INFORMATION (information must match online application)

NAME: Axiom Living, LLC  
ADDRESS: 2580 St. Rose Parkway, #125  
CITY: Henderson STATE: NV ZIP CODE: 89074  
TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Kaempfer Crowell – Anthony J. Celeste  
ADDRESS: 1980 Festival Plaza Dr. Suite 850  
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.

Miles Sansone  
Property Owner (Signature)\*

Miles Sansone  
Property Owner (Print)

2-25-26  
Date

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

KAMMETER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

February 25, 2026

**VIA EMAIL**

CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT  
500 S. Grand Central Parkway, 4<sup>th</sup> Floor  
PO Box 551825  
Las Vegas, Nevada 89115-1825

**Re: *Extension of Time for ADET-25-900308 (ZC-23-0042)***  
***Axiom Living, LLC***  
***APN: 176-03-511-006***

To Whom It May Concern:

Please be advised our Firm represents Axiom 3, LLC (the "Applicant") the applicant and owner of property located on the northwest corner of Rafael Rivera Way and the Montessouri Street alignment, more particularly described as APN: 176-03-511-006 (the "Site"). By way of background, on April 19, 2023, the BCC approved PA-23-700004 and ZC-23-00042 amending the master plan to Urban Neighborhood (UN) and zone change to RM50 allowing for the development of a 131-unit multi-family development and related waivers on the Site. Subsequently, on May 13, 2025, the Zoning Administrator administratively approved ADET-25-900308 allowing for a one-year extension of time "until April 19, 2026 to commence" ZC-23-0043. The Applicant is now timely requesting a second extension of time.

Pursuant to Title 30.06.06(B)(2)(ii), the standard of review for an extension of time is as follows: (1) conditions have not substantially changed to warrant a denial and (2) the project is progressing through the applicable development permit or licensing process. The Applicant's request for a second extension of time satisfies both requirements:

1. There have been no substantial changes in the area to warrant a denial. The Site is adjacent to existing multi-family developments and there have been no new approvals near the Site. Therefore, the approved project is compatible with the surrounding area.
2. The Applicant has diligently been working on the project as the following permits have been issued: (a) BD24-13154 (Main Permit Number), (b) BD24-14057 (Trash Enclosure), (c) BD24-16057 (dog park), (d) BD24-32622 (pool equipment and trellis building), and (e) work on the water facilities are set to begin on the week of February 23, 2026.

The Applicant expects to commence the project within one-year.

Therefore, since the Applicant meets the standards set forth in Title 30.06.06(B)(2)(ii), the

standard two-year extension of time is appropriate. We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd



9

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. The current CP zoning on the property needs to be changed to CG which would make the proposed use on the property permitted. According to the applicant, an Elks Lodge will be constructed on site and based on Title 30 requirements, that use is under a banquet facility. Although the use is less impactful than a traditional banquet facility, being that it is specifically for members only and not open to the public, the rezone should be appropriate for the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0491	Zone change from R-E to C-P zone, retail and restaurant use permits, local street access, landscaping, driveway, and wall height waivers	Approved by BCC	September 2023
VS-23-0432	Vacate an easement along Palmyra Avenue (recorded)	Approved by BCC	September 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
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 with incidental RV parking is a companion item on this agenda.

**Clark County Public Response Office (CCPRO)**

CE26-04379 is an active Code Enforcement violation for a vagrant camp.

**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, 13.04.000 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





# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0157\_\_

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

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

Date 4/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ 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: 5/6/2026 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

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# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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- 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.

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# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

### Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100770  
 ASSESSOR PARCEL #(s): 163-10-707-011  
 PROPERTY ADDRESS/ CROSS STREETS: Rainbow Boulevard / Palmyra Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from CP to CG - Commercial General

### PROPERTY OWNER INFORMATION

NAME: Las Vegas Nevada BPO Elks Number 1468  
 ADDRESS: P.O. Box 17187  
 CITY: Las Vegas STATE: NV ZIP CODE: 89114  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

### APPLICANT INFORMATION (Information must match online application)

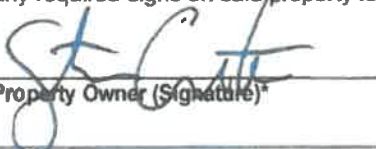
NAME: BPOE Las Vegas Elks Number 1468 - Steve Custer  
 ADDRESS: P.O. Box 17187  
 CITY: Las Vegas STATE: NV ZIP CODE: 89114  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Brown, Brown, and Premsirut  
 ADDRESS: 520 South Fourth Street  
 CITY: Las Vegas STATE: NV ZIP CODE: 89101  
 TELEPHONE: 702-598-1410 CELL 702-994-0490 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
 Property Owner (Signature)\*

  
 Property Owner (Print)

10-24-2025  
 Date



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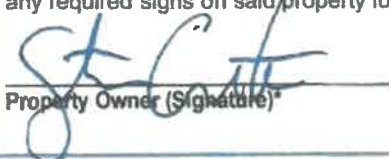
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Property Owner (Signature)\*

  
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10-24-2025  
Date

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: [jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

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

February 9, 2026

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

RE: Justification letter – Zone change from Commercial Professional (CP) to Commercial General (CG) in a Neighborhood Commercial (NC) Land Use Designation  
APN: 163-10-707-011 – Rainbow Boulevard and Palmyra Avenue

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 2.82 acres and is located on the northwest corner of the intersection at Palmyra Avenue and Rainbow Road and is currently undeveloped.

Applicant requests a conforming zone change to Commercial General (CG) on this parcel. Applicant proposes to construct an Elks Lodge on the site. The proposed use would be considered a Banquet Facility although the use is less impactful than a traditional banquet facility as it is specifically members only and not open to the public. Due to the use designation, the rezoning would be appropriate.

We look forward to your review.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen

Brown, Brown, and Premsrirut  
520 South Fourth Street  
Las Vegas, NV 89101



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 57 regular parking spaces including 3 ADA spaces on the east, south, and west sides of the building. 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. These areas will be used during normal operating hours for Elks Lodge activities.

### Landscaping

The plan depicts attached sidewalks along Palmyra Avenue and Rainbow Boulevard with landscaping strips with a minimum of 11 feet wide 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 apart in each row, is located along the west property line, adjacent to the residential properties, as well as 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 residential 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 grille style windows include shade structures over transom windows for a decorative design. 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-only self-contained 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 SR 595). NDOT plans for improvements 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, retail and restaurant use permits, local street access, landscaping, driveway, and wall height waivers	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 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 operation of the Elks Lodge at this location 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 at this proximity to residential uses will not be a compatible use and will impact them due to the noise the use generates and increased traffic the use causes along Palmyra Avenue. Although there is a

wider landscape buffer with additional trees where the northern outdoor dining area is, the close proximity to a residential neighborhood preservation area still 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 a local street at Palmyra Avenue and the access on Rainbow Boulevard is exit only. However, staff understand that the proposed use is not a traditional banquet facility. The proposed banquet facility with limited days and hours of operation and incidental recreational vehicle parking is less intense than many similar uses. However, since the companion zone change request is not recommended for approval, staff cannot support the proposed use permits.

#### 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 with the overall design of the building, building orientation, building materials, parking lot, and other design considerations associated with the proposed banquet facility. 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 and participate in normal day to day Elks Lodge activity.

However, 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](mailto: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**

DRAFT



# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** UC/WS/DR-26-0158

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

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

Date 4/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ 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: 5/6/2026 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.

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\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100770

ASSESSOR PARCEL #(s): 163-10-707-011

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Boulevard / Palmyra Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

**Banquet Facility (ELKS) with accessory RV parking for members**

### PROPERTY OWNER INFORMATION

NAME: Las Vegas Nevada BPO Elks Number 1468

ADDRESS: P.O. Box 17187

CITY: Las Vegas STATE: NV ZIP CODE: 89114

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: BPOE Las Vegas Elks Number 1468 - Steve Custer

ADDRESS: P.O. Box 17187

CITY: Las Vegas STATE: NV ZIP CODE: 89114

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Brown, Brown, and Premsrut

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101

TELEPHONE: 702-598-1410 CELL 702-994-0490 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)

  
Property Owner (Print)

10-24-2025  
Date

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

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

February 10, 2026

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

RE: Justification letter–Banquet Facility (Elks Lodge-Private Fraternal Club) with RV Parking  
as Accessory Use

APN: 163-10-707-011 – Rainbow Boulevard and Palmyra Avenue

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 2.82 acres and is located on the northwest corner of the intersection at Palmyra Avenue and Rainbow Road and is currently undeveloped.

**Use Permits**

1. Banquet Facility for Elks Lodge Number 1468.
2. Outside patio dining.

**Design Review**

Applicant proposes to construct a 10,175 square foot Elks Lodge with 4,500 square feet of patio/outside dining area, and accessory RV park for members only. The project would include the 10,175 square foot facility with event patio area along accessory members only RV parking and vehicle parking. This RV area would be completely managed by the Elks Lodge personnel and would be for interim use by Elk members only and not open to the public.

The structure has been designed to fit into the residential nature of the area. The sides and rear have a residential feel with standing seam metal roof, fascia sides and a stone veneer around the bottom of the building. The front entrance has additional stone veneer with timber entry canopy.

- Allow existing attached sidewalks to remain per 30.04.08(C)(5)(ii)(a).

This use is not open to the public. The existing attached sidewalk is consistent along Rainbow Boulevard which is a Nevada State Road (SR595) in this area. In fact, NDOT currently has a Rainbow Boulevard Pavement Improvement Project that will focus on pavement improvements, upgraded traffic signals, and ADA upgrades at intersections. In reviewing the plans, there appears to be no sidewalk upgrades beyond the ADA compliance at intersections. It would be difficult to provide detached sidewalks on this site with a right-of-way owned by the State of Nevada and consistent attached sidewalks existing along the roadway. The existing sidewalk on Palmyra ends at the westernmost line of this parcel. The properties to the west have rural road standards without sidewalks.

- Allow a departure distance on Palmyra Avenue of 139'-1" where 190' is required.

This request is necessary due to the depth of the parcel and the need to provide a landscape buffer to the adjacent residential property to the west.

#### **Narrative and Justification**

The proposed use has low impact on the area. The entrance off Palmyra is designed to be visually appealing. The access to Rainbow Boulevard is exit only. Although Title 30 defines the use as a banquet facility, it is not the traditional type of banquet facility which generally would be public facing. This facility is members only and NOT open to the public. The RV parking would be for Elk's members to have a facility when they are in from out of town that is close and accessible to the Elks Lodge. The RV parking is located on the north side of the Lodge, adjacent to the commercial to the north. In addition, there will be additional planting that provides enhanced screening to the residential parcels to the west. Although there are 15 parking spaces within 30 feet of the adjacent residential, the site is buffered pursuant to Section 30.04.02 as required in Section 30.04.06.

Applicant proposes an 8-foot decorative block wall to the west, adjacent to the residential parcels. The existing 6-foot wall to the north will remain. A landscape buffer is provided adjacent to the residential parcels to the west with appropriate landscaping provided throughout the site.

The proposed Lodge would be open to members only a minimum of 5 days per week from 1:00pm to 9:00pm. There may be occasional events such as luncheons or breakfasts. As a rule, the Elks Lodge holds two meetings a month in the evenings. The Lodge does not advertise or solicit public use of the facilities; members can refer for events such as birthdays, anniversaries, or weddings. However, that is not the intent of the facility. The intent of the Elks Lodge is fellowship, personal growth, and a sense of purpose that will contribute to the well-being of the members and the community at large.

As for the accessory RV Parking. This use will be limited to Elks members **only** and will not be open to the public. The Elks Lodge staff will monitor/register all persons staying in the park and keep a record as required by Title 30. However, as described in NRS 651.060, Elks Lodge is a fraternal organization which is considered a private club. The requirements for places of public accommodation are exempt from NRS requirements as they are not, nor will they be open to the public. In fact, NRS 651.100 clearly states that requirements for places of public accommodations should not apply to private organizations. The accessory RV Parking is for Elk members only and not open to the public.

Many of the Elks Lodges in the United States offer additional amenities to members such as RV parking. In fact, similar amenities are provided at both the North Las Vegas and the Boulder City Elks Lodges. They can also be found in Arizona and California. These RV parking spots are only for members in good standing. The Lodge building itself provides code-compliant restrooms during operating hours, however the RV's themselves must be self-contained offering their own sanitation.

The use of this site for an Elks Lodge would be less intensive than a traditional banquet facility. With NPOs (RNPs) adjacent to the west and across Rainbow Boulevard to the east, Applicant is aware of the need for uses that are less impactful to these residential properties. This proposal would not be detrimental to the area but would provide an architecturally appealing use. The number of vehicles to and from the site would be less than the previously approved office buildings because of the nature of this specific member only use.

We look forward to your review.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen

Brown, Brown, and Premsrirut