



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 9, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: Randal Okamura-Chair
Carol Lee White

Matthew Tramp-Vice Chair
Patrick Dierson

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for November 25, 2025. (For possible action)
- IV. Approval of the Agenda for December 9, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley. JJ/my/kh (For possible action) **01/06/26 PC**
2. **PA-25-700051-POSTHAWK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action) **01/06/26 PC**
3. **ZC-25-0795-POSTHAWK, LLC:**
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action) **01/06/26 PC**
4. **VS-25-0796-POSTHAWK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action) **01/06/26 PC**
5. **WS-25-0797-POSTHAWK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **01/06/26 PC**

6. **UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Edna Avenue and west of Lindell Road within Spring Valley. JJ/mh/kh (For possible action) **01/06/26 PC**

7. **UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:**
USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley. MN/ji/kh (For possible action) **01/06/26 PC**

8. **ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action) **01/07/26 BCC**

9. **ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.
DESIGN REVIEW for a mini-warehouse with vehicle storage facility on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O'Bannon Drive within Spring Valley Planning Area. AB/lm/kh (For possible action) **01/07/26 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: January 13, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Spring Valley Town Advisory Board

November 25, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White PRESENT	Matthew Tramp ABSENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Jayson Dagher 702-455-6488 jayson.dagher@clarkcountynv.gov PRESENT Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED	

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

Jennifer Leslie and Tyler DeLorenz, Comprehensive Planning

II. Public Comment

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- None.

III. Approval of **October 28, 2025** Minutes (For possible action)

Motion by: **Patrick Dierson**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **November 25, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - None.

VI. Planning & Zoning

1. **DR-25-0729-CHURCH LIFE BAPTIST:**
DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh (For possible action) **12/02/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

2. **WS-25-0650-MARIN, CHARITY P:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action) **12/02/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

3. **ET-25-400115 (SDR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:**
SIGN DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/my/cv (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located on the west of Edmonds Street and the south of Russell Road within Spring Valley. MN/rk (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 3-0/Unanimous

5. **ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:**
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 3-0/Unanimous

6. **VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

7. **WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

8. **UC-25-0703-ITZHAKI ENTERPRISES, LLC:**
USE PERMITS for the following: 1) banquet facility, and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 3-0/Unanimous

9. **UC-25-0761-MAVERIK, INC.:**
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Jones Boulevard within Spring Valley. MN/sd/cv (For possible action) **12/16/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

10. **ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:**
ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action) **12/17/25 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 2-1/NAY – Carol Lee White

11. **VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action) **12/17/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

12. **WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for modifications to previously approved comprehensive sign package in conjunction with an existing mixed-use project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/rg/cv (For possible action) **12/17/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

VII General Business

1. None

VIII. Comments by the General Public-

A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- None.

IX. Next Meeting Date: December 9, 2025

X Adjournment

Motion by **Patrick Dierson**
Action: **ADJOURN** meeting at 7:25 p.m.
Vote: 3-0/Unanimous

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley.
JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street setback of an existing detached garage to 4 feet where 10 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the rear setback of an existing detached garage to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
 - c. Reduce the side interior setback of an existing shed to 0.9 feet where 5 feet is required per Section 30.02.04 (an 82% reduction).
2. Reduce the separation between the detached garage and the storage building to 2.5 feet where 6 feet is required per Section 30.02.04 (a 53.3% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3114 Sorrel Street
- Site Acreage: 0.55
- Project Type: Setbacks and separations
- Building Height (feet): 17 (detached garage)/8 (shed)/8.5 (storage building)
- Square Feet: 1,500 (detached garage)/70 (shed)/705 (storage building)

Site Plan

The approved plan depicts an existing single-family residence, centrally located within the parcel, 47 feet from the north property line, and 45 feet from Sorrel Street to the west. There is a 1,500 square foot metal detached garage on a concrete slab 4.5 feet from the east property line

and 4 feet from Palmyra Avenue to the north. Access to the garage is through a gate along the north property line to Palmyra Avenue. A 705 square foot storage building is also located 2.5 feet south of the detached garage which is 5 feet from the east property line. Finally, there is a 70 square foot shed located behind the wall and gate facing Sorrel Street and 0.9 feet from the south property line. The shed is partially visible from the right-of-way.

Landscaping

Landscaping was not a part of the original request.

Elevations

The approved elevation depicts a gray metal sided detached garage with 2 doors, 17 feet tall. The approved structure has a pitched roof that is similar in slope to the main home. The gray metal on the detached garage matches the gray stucco on the main home. The approved elevation for a storage building depicts a gray stucco facade, 8 feet 6 inches tall. The building has a pitched roof that is shallower than the main home. The grey stucco on the storage building matches the gray stucco on the main home. The approved shed elevation depicts a gray stucco finished building, 8 feet tall. The shed has a pitched roof and is architecturally compatible with the main home.

Floor Plans

The approved plans for the detached garage, accessory storage building, and shed are all depicted as open.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0464:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Sorrel Street and Palmyra Avenue;
- Perform a survey to ensure that the private improvements are not in the right-of-way.
- Any private improvements within the right-of-way must be removed or vacate a portion of right-of-way on Sorrel Street and Palmyra Avenue.

Southern Nevada Health District (SNHD) - Engineering

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

Applicant's Justification

The applicant is requesting more time to complete the conditions of approval for the application. The applicant notes that progress has been made towards completion with recorded right-of-way dedications, applying for a finished floor waiver, and otherwise working with the Building Department to satisfy all requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0464	Waiver of development standards to reduce setbacks and separations for accessory structures	Approved by PC	November 2024
ZC-0613-10	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has been working towards completion of the project. A finished floor waiver has been approved by Public Works and progress has been made with the review of a building permit. As such, staff can support this request.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 5, 2026 to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: NICOLE BAUMGARTNER

**CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400123

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 12/09/25

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. 01/06/26

Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. _____~~

~~Time: 9:00 AM~~

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

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

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

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101732

ASSESSOR PARCEL #(s): 163-11-403-001

PROPERTY ADDRESS/ CROSS STREETS: Sorrel/Palmyra

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for WS-24-0464

PROPERTY OWNER INFORMATION

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-556-8492

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-556-8492

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-870-8771

CELL _____

ACCELA REFERENCE CONTACT ID # 125485

*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.

Nicole Baumgartner
Property Owner (Signature)*

Nicole Baumgartner
Property Owner (Print)

10.27.25
Date

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

October 23, 2025

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Baumgartner Detached Garage - APN 163-11-403-001
Extension of Time (WS 24-0464)**

To Whom It May Concern,

Please let this letter serve as justification for an Extension of Time for WS 24-0464, a Waiver of Standards for an existing, unpermitted detached garage in the northeast corner of the property at 3114 Sorrell Street and a design review to waive the architectural compatibility of the detached garage. The property is located at the southeast corner of Sorrell St. and Palmyra Ave. The 0.55-acre site is identified as APN 163-11-403-001. The site is zoned RS20: Residential Single-family 20. This application is requesting a Waiver of Standards for the setbacks of the existing detached garage.

The applicant needs additional time to complete the requirements of the NoFA and conditions of BD23-10798. To date the applicant has recorded right-of-way dedications, submitted a finished floor waiver, and is working with the building department to satisfy their requirements.

While the garage was placed on the owner's property without the benefit of permitting, the owner is trying to comply with the spirit of the code. To satisfy the conditions of the violation, the owner has applied for a building permit, met the building height requirement of the current code and has provided a waiver of standards for the building setbacks. Approval of this Extension of Time request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700051-POSTHAWK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres.

Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-701-022; 163-36-801-030

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6280 Mohawk Street
- Site Acreage: 2.71
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). More specifically, the site is proposed for development of a warehouse with office space. The applicant is also requesting a zone change on these parcels from RS20 to IL. This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, the subject site is surrounded by the planned land use category of Business Employment (BE), and that they are in the middle of future industrial zoning. In particular, the parcel immediately north (APN 163-36-701-036) was recently rezoned to Industrial Park, further reinforcing the areas transition to light industrial uses. Furthermore, the applicant indicates that they have obtained letters of support from the four-lot residential cul-de-sac to the west of their site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South & East	Business Employment	IP (AE-65)	Drainage channel & office/warehouse complex
West	Business Employment	RS20 (AE-65 & NPO-RNP) & IP	Single-family residential development

Related Applications

Application Number	Request
ZC-25-0795	A zone change to reclassify the site from RS20 to IL is a companion item on this agenda.
WS-25-0797	A waiver of development standards and design review for warehouse development is a companion item on this agenda.
VS-25-0796	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

Staff finds that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. Although the adjacent properties to the west are developed with single-family residences, those property owners have consented to converting the land use category to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The parcel immediately to the north was recently rezoned to Industrial Park, and the abutting properties to the east and south are developed with warehouses uses, and therefore, the

proposed Business Employment (BE) land use category would be in harmony with the established uses in the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment. For these reasons, staff finds the request for the Business Employment (BE) 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 February 4, 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

- 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; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

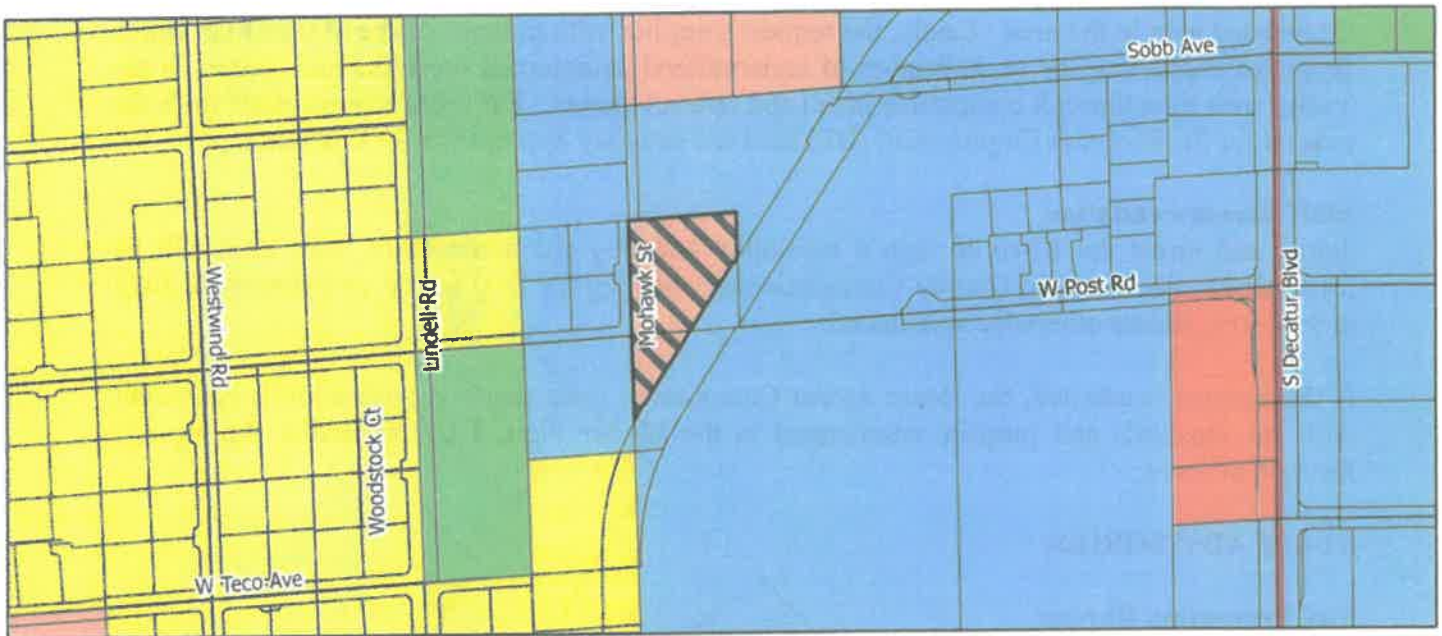
PROTEST:

APPLICANT: LAND BARON INVESTMENTS

**CONTACT: LAND BARON INVESTMENTS, 10789 W. TWAIN AVENUE, SUITE 200,
LAS VEGAS, NV 89135**

Planned Land Use Amendment PA-25-700051

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Spring Valley Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700051; ZC-25-795; VS-25-0796; WS-25-0797

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 12/09/25

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. 01/06/26 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. 02/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 163-36-701-022 & 163-36-801-030

PROPERTY ADDRESS/ CROSS STREETS: 6280 Mohawk Street Las Vegas NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Ammendment from Neighborhood Commercial (NC) to Business Employment (BE). 2.17 Acres from 163-36-701-022 and .54 Acres from 163-36-801-030. 2.71 Total Acres from NC to BE.

PROPERTY OWNER INFORMATION

NAME: Posthawk LLC
ADDRESS: 10789 W Twain Ave Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-851-3991 CELL 702-499-4442

APPLICANT INFORMATION (information must match online application)

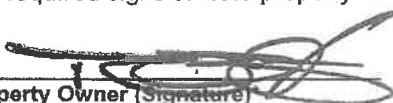
NAME: Robert R Black Jr
ADDRESS: 10789 W Twain Ave Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-851-3991 CELL 702-499-4442 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Robert R Black Jr
ADDRESS: 10789 W Twain Ave Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-851-3991 CELL 702-499-4442 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)

Robert R Black Jr
Property Owner (Print)

06/23/2025
Date

Clark County Comprehensive Planning Dept.

500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Master Plan Amendment and zone change for APN 163-36-701-022 and 163-36-801-030

To whom it may concern:

On behalf of the Applicant, **Posthawk LLC**, we are respectfully submitting the attached application for a plan amendment and zone change to allow for future light industrial development of the subject parcels.

The subject properties consist of parcels generally located at the northeast corner of Mohawk Street and Post Road in the southwest corridor. The subject parcels are (+/-) 2.17 acres and (+/-) .54 acres. The parcels are currently master planned for Neighborhood Commercial (NC) and are zoned Residential Single Family 20 (RS20). We are requesting a plan amendment to change the land use from Neighborhood Commercial (NC) to Business Employment (BE), and a zone change from RS20 to IL

These parcels are surrounded by Industrial Developments that are already master planned Business Employment (BE), we are the donut hole in the middle to pending or current Industrial zoning/uses. In particular, the parcel immediately north (APN 163-36-701-036, Diamond Mohawk CCA LLC) was recently rezoned to Business Employment/Industrial Park, further reinforcing the area's transition into a cohesive light industrial and employment corridor. Several new light industrial projects are currently in process, and additional industrial development is located to the east. We have obtained letters of support for the four-home cul-de-sac to the west of our parcels.

This request is consistent with multiple goals and policies of the Clark County Master Plan, including:

- **Goal 5.5 – Foster a business-friendly environment.** “Designate and support the development of industrial and employment uses in areas proximate to major air, rail, and highway facilities. Maintain the viability of designated employment areas by preventing encroachment from incompatible uses or conversion to alternate uses.”
- **Goal 4.2 – Promote economic diversification and growth.** Support a balanced mix of employment land uses that create sustainable job opportunities for Clark County residents.
- **Policy ED-1.1 – Employment Area Protection.** Protect existing and planned industrial and employment areas from incompatible encroachment and ensure that sufficient land is available for future industrial development.
- **Policy LU-3.4 – Strategic Industrial Siting.** Encourage the development of industrial and employment centers in locations served by adequate infrastructure and transportation access to maximize efficiency and reduce land-use conflicts.

By bringing these parcels into the Business Employment land use designation, the County will allow for compatible, efficient development within this established light industrial corridor. This amendment will not only generate additional tax revenue for Clark County but will also provide local employment opportunities and support the County's broader economic development and industrial land use goals.

On behalf of the Applicant, **Posthawk LLC**, we are hopeful that this letter clarifies our intent. If you have any questions or require additional information, please feel free to call us at (702) 499-4442.

Best regards,

Robert R. Black Jr.

Managing Director

Posthawk LLC

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0795-POSTHAWK, LLC:

ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-36-701-022; 163-36-801-030

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6280 Mohawk Street
- Site Acreage: 2.71
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for a warehouse with office space. According to the applicant, the light industrial zoning is ideal for IP zoning and future industrial development, as evidenced by the development of industrial uses to the east and the pending industrial development of the adjacent parcel to the north. The applicant further states the request complies with Policy 3.4 of the Master Plan which encourages the development of industrial and employment centers in locations served by adequate infrastructure and transportation access to maximize efficiency and reduce land-use conflicts.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South & East	Business Employment	IP (AE-65)	Drainage channel & office/warehouse complex
West	Business Employment	RS20 (AE-65 & NPO-RNP) & IP	Single-family residential development

Related Applications

Application Number	Request
PA-25-700051	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-25-0797	A waiver of development standards and design review for warehouse development is a companion item on this agenda.
VS-25-0796	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the proposed Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards more industrial and warehouse oriented uses based on the Airport Environs. Additionally, most of the parcels to the east of this site are zoned either IP or IL and planned for Business Employment (BE) uses. Reclassifying the RS20 zoning on the property to IL will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IL.

Department of Aviation

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

The property lies within the AE- 65 (65 - 70 DNL) noise contour for 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners 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; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAND BARON INVESTMENTS

CONTACT: LAND BARON INVESTMENTS, 10789 W. TWAIN AVENUE, SUITE 200, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700051; ZC-25-795; VS-25-0796; WS-25-0797

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 12/09/25

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. 01/06/26 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. 02/04/26 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

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- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
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Indian Springs Civic Center
715 Greta Lane, Indian Springs

LAUGHLIN

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Regional Government Center
101 Civic Way, Laughlin

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1650 S. Hollywood, Las Vegas

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-36-701-022 163-36-801-030

PROPERTY ADDRESS/ CROSS STREETS: 6280 Mohawk Street, Las Vegas 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Ammendment from Neighborhood Commercial (NC) to Business Employment (BE) We are requesting a rezone of the properties from RS20-BE/IL Rezone approx. 2.17 acres from 163-36-701-022 and .54 acres from 163-36-801-03, 2.71 acres in total acres from Residential Single-Family 20 (RS20) to Light Industrial (IL).

PROPERTY OWNER INFORMATION

NAME: POSTHAWK LLC

ADDRESS: 10789 W Twain Ave Suite 200

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89135

TELEPHONE: 702-851-3991

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: LandBaron Investments - Randy Black Jr.

ADDRESS: 10789 W Twain Ave Suite 200

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE:

CELL 702-499-4442

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: LandBaron Investments - Randy Black Jr.

ADDRESS: 10789 W Twain Ave Suite 200

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE:

CELL 702-499-4442

EMAIL:

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

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

Robert R Black Jr.

6/23/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

November 05, 2025

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for a Warehouse w/Office at the corner of Mohawk Street and Post Road.

Please accept this letter as justification for the proposed construction of a new warehouse located at the corner Mohawk St. and Post Rd. (APN: 163-36-701-022 & 163-36-801-030). Through this letter, we respectfully ask for your approval of the zone change.

- Conforming Zone Change from Residential Single-Family 20 (RS20) to Industrial Light (IL).

This request is consistent with multiple goals and policies of the Clark County Master Plan, including:

- Goal 5.5 – Foster a business-friendly environment. “Designate and support the development of industrial and employment uses in areas proximate to major air, rail, and highway facilities. Maintain the viability of designated employment areas by preventing encroachment from incompatible uses or conversion to alternate uses.”
- Goal 4.2 – Promote economic diversification and growth. Support a balanced mix of employment land uses that create sustainable job opportunities for Clark County residents.
- Policy ED-1.1 – Employment Area Protection. Protect existing and planned industrial and employment areas from incompatible encroachment and ensure that sufficient land is available for future industrial development.
- Policy LU-3.4 – Strategic Industrial Siting. Encourage the development of industrial and employment centers in locations served by adequate infrastructure and transportation access to maximize efficiency and reduce land-use conflicts.

We feel that this warehouse will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Randy Black Jr.
Manager

November 05, 2025

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for a Warehouse w/Office at the corner of Mohawk Street and Post Road.

Please accept this letter as justification for the proposed construction of a new warehouse located at the corner Mohawk St. and Post Rd. (APN: 163-36-701-022 & 163-36-801-030). Through this letter, we respectfully ask for your approval of the following land use applications and waivers of development standards.

- 1) Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE).
- 2) Conforming Zone Change from Residential Single-Family 20 (RS20) to Industrial Light (IL).
- 3) Design Review for a warehouse with office.
- 4) Design Review for alternative landscaping per 30.04.01.E.iii.(d).
- 5) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) to reduce the required throat depth.
 - Allow an ingress throat depth distance of 7'-0" and an egress throat depth distance of 17'-7" at the driveway located along the cul-de-sac. where 25 feet is required. Providing the 25-foot throat depth would have a negative impact on the flow of traffic within the site as well as reducing the number of parking spaces provided.
 - Allow an ingress throat depth distance of 12'-8" on the driveway along Mohawk St. where 25 feet is required. Providing the 25-foot throat depth would have a negative impact on the flow of traffic as it would reduce the drive-aisle to less than the required minimum.

SUSTAINABILITY

POINTS	
1	3.i. The provided parking lot trees are more than 10% of the required.
1	3.ii. 95% or more of all required landscape have very low or low water needs.
1	3.iv.(a) Trees provided in the parking area cover at least 50% of paved areas.
1	4.i. Roofing materials on building to have solar reflectance index equal to or greater than 78.
2	4.ii.(b)(1) A minimum of 75% of south and west facing windows and doors are covered by shade structures.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
.5	4.ii.(c)(6) Awning provided over building entrance
7	TOTAL POINTS

The warehouse will be a total of 50,400 sq. ft. and stands 35'-0" tall. The site is accessible from Mohawk St. via a 35'-0" driveway, a 35'-0" driveway at the cul-de-sac and ADA compliant pedestrian walkways. The roofing for the building will have an SRI greater than or equal to 78. All rooftop units will be screened by the building parapets. The glazing for the storefront will have a low-e coating (Solarban or equal) to meet code requirements. A total of 52 parking spaces are provided including 1 van accessible space and 2 car accessible spaces. All parking can be easily accessed by customers and employees via walkways located at the building entrance.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. As part of this application we are requesting a design review for an

alternative landscape plan to allow landscape fingers to be installed at every 17 parking spaces maximum where they are required at every 6 parking spaces. By code we are required to provide 9 parking lot trees. We provide a total of 13 parking lot trees and an additional 9 street trees that count as parking lot trees due to their proximity to parking. With the parking lot trees provided, approximately 79% of the paved parking area will be shaded. The trash enclosure is to comply with Clark County design standards.

We feel that this warehouse will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Randy Black Jr.,
Manager

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0796-POSTHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-022; 163-36-801-030

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing easements that are no longer needed for roadway or utility purposes. The vacation is necessary to facilitate development of the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South & East	Business Employment	IP (AE-65)	Drainage channel & office/warehouse complex
West	Business Employment	RS20 (AE-65 & NPO-RNP) & IP (AE-65)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-25-700051	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0795	A zone change to reclassify the site from RS20 to IL is a companion item on this agenda.
WS-25-0797	A waiver of development standards and design review for an office/warehouse development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- 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; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** LAND BARON INVESTMENTS**CONTACT:** LAND BARON INVESTMENTS, 10789 W. TWAIN AVENUE, SUITE 200,
LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100918

ASSESSOR PARCEL #(s): 163-36-701-022, 163-36-801-030

PROPERTY ADDRESS/ CROSS STREETS: 6280 Mohawk Street Las Vegas NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Companion item to the Design Review and approval of proposed 50,400 sq ft warehouse. Applicant is proposing to vacate the existing 33-foot-wide patent easement, in addition to a BLM Grant vacation as shown on Exhibit B, overlaps areas that are now part of an integrated development site along Mohawk Street.

PROPERTY OWNER INFORMATION

NAME: Posthawk LLC

ADDRESS: 10789 W Twain Ave. Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-851-3991

CELL 702-499-4442

APPLICANT INFORMATION (information must match online application)

NAME: Robert R Black Jr

ADDRESS: 10789 W Twain Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-851-3991

CELL 702-499-4442

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Robert R Black Jr.

ADDRESS: 10789 W Twain Ave Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-851-3991

CELL 702-499-4442

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)

Robert R Black Jr

Property Owner (Print)

Date

09/29/2025

Clark County Comprehensive Planning Dept.

500 S. Grand Central Parkway

Las Vegas, NV 89155-1799

Subject: Justification Letter – Patent Easement & BLM Grant Vacation

APNs: 163-36-701-022 & 163-36-801-030

Dear Clark County Planner,

On behalf of Posthawk LLC, this letter is submitted to request approval of two related easement vacations affecting portions of property located within the Southeast Quarter (SE¼) of Section 36, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada (APNs 163-36-701-022 and 163-36-801-030). These actions are requested in support of the Warehouse at Post & Mohawk Project.

The proposed vacations seek to remove two overlapping and obsolete encumbrances that no longer serve a public or utility purpose:

1. Patent Easement No. 1185770 – recorded April 4, 1963, in Book 434, Instrument No. 350036 of Official Records.
2. BLM Grant N-59041 (Amendment #4) – originally recorded January 28, 1998, Instrument No. 01063, for the Lower Blue Diamond Outfall Channel Flood Control Improvements.

Both encumbrances were established for historic infrastructure corridors that have since been dedicated, constructed, or superseded by newer public rights-of-way and flood control facilities. The remaining portions are now redundant and restrict the efficient development of the Posthawk site.

These vacations will not impact existing public circulation, emergency access, or utility operations. The requested areas are internal to the site and isolated from any active flood control channels.

Approval of both the Patent Easement Vacation and the BLM Grant N-59041 Vacation will remove obsolete encumbrances, clarify property title, and facilitate orderly, code-compliant development. These actions align with County policy encouraging efficient land utilization and do not impair any public, utility, or drainage interests.

We respectfully request your review and approval of these vacations. Please contact our office should you require any additional information or supporting documentation.

Sincerely,

Robert R. Black Jr.

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0797-POSTHAWK, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-022; 163-36-801-030

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway along the cul-de-sac of Mohawk Street and Post Road to 7 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 72% reduction).
- b. Reduce the throat depth for a driveway along Mohawk Street to 12 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 52% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.71
- Project Type: Office/warehouse building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 50,400
- Parking Required/Provided: 50/52
- Sustainability Required/Provided: 7/7

Site Plan

The plans depict a proposed 2-story office/warehouse building with the following setbacks: 1) 64 feet from the front (west) property line along Mohawk Street; 2) 12 feet from the rear (east) property line adjacent to a drainage channel; and 3) 13 feet and 10 feet from the side interior

(north and southeast) property lines, respectively. Parking is located immediately to the west and south of the building. The project requires 50 parking spaces where 52 parking spaces are provided. The at-grade and depressed loading dock areas are located at the rear of the building and are screened from the right-of-way. Access to the site is granted from driveways at the northwest and southwest corners of the site, along Mohawk Street. Neither driveway complies with the minimum required throat depth standards, requiring a waiver of development standards.

Landscaping

The plans depict a proposed street landscape area with 2 landscape strips provided on each side of the detached sidewalk along Mohawk Street. Large trees are planted 30 feet on center along Mohawk Street, in addition to the required shrubs and groundcover. Additional landscape buffering has been provided along the north property line measuring 9 feet to 14 feet in width and featuring large trees planted adjacent to the building. A landscape buffer measuring a minimum of 7 feet in width, also featuring large trees, has been provided along a portion of the northeast property line adjacent to the building. A total of 9 parking lot trees are required where 12 trees are provided. An alternative landscape plan is requested as a landscape finger islands are not provided every 6 parking spaces.

Elevations

The office/warehouse building consists of 2 stories with an overall height of 35 feet to the top of the parapet walls. The building features breaks in the roofline that reduce the mass of the building. All rooftop mounted equipment will be screened from public view by the parapet walls. The exterior of the building consists of painted, tilt-up concrete panels and an aluminum storefront window system. The at-grade and depressed loading dock areas are located along the south elevation of the building.

Floor Plans

The floor plans depict the following: 1) a warehouse area measuring 39,250 square feet; 2) accessory office uses with a total area of 7,500 square feet; and 3) an attached garage area measuring 3,650 square feet.

Applicant's Justification

Providing the 25 foot throat depth along the cul-de-sac would have a negative impact on the flow of traffic within the site as well as reducing the number of parking spaces provided. Furthermore, providing the 25 foot throat depth at the driveway located at the northwest corner of the site would have a negative impact on the flow of traffic as it would reduce the drive-aisle to less than the required minimum width. Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. An alternative landscape plan is requested to allow landscape fingers to be installed at every 17 parking spaces maximum where they are required at every 6 parking spaces. Title 30 requires 9 parking lot trees where a total of 12 parking lot trees and an additional 9 street trees that count as parking lot trees due to their proximity to parking.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South & East	Business Employment	IP (AE-65)	Drainage channel & office/warehouse complex
West	Business Employment	RS20 (AE-65 & NPO-RNP) & IP (AE-65)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-25-700051	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0795	A zone change to reclassify the site from RS20 to IL is a companion item on this agenda.
VS-25-0796	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

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 development complies with Master Plan Policy 5.5.1, which encourages the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Furthermore, the office/warehouse building complies with Policy 6.2.1, which aims to ensure the design and intensity of new development is compatible with established neighborhoods and uses in terms of height, scale, and overall mix of uses. There are several

office/warehouse developments to the north and southeast of the project site; therefore, staff finds the proposed development is compatible with the surrounding land uses. Architectural treatments are provided on all 4 sides of the proposed building. The architectural treatments include varying rooflines and variations in color and building material. Furthermore, the office/warehouse building will be painted with complimentary colors. Staff also does not object to the alternative landscape plan proposed within the south portion of the parking lot as 12 trees are provided, where a minimum of 9 trees are required. Therefore, staff recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in throat depth for the commercial driveways on Mohawk Street. The driveways should see minimal traffic as Mohawk Street terminates to the west of the site. Additionally, the two driveways should see equal use, further mitigating the potential impact from the reduced throat depth.

Department of Aviation

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

The property lies within the AE-65 (65 - 70 DNL) noise contour for 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners wish to have their buildings purchased or soundproofed./kc

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; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAND BARON INVESTMENTS

**CONTACT: LAND BARON INVESTMENTS, 10789 W. TWAIN AVENUE, SUITE 200,
LAS VEGAS, NV 89135**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 163-36-701-022, 163-36-801-030

PROPERTY ADDRESS/ CROSS STREETS: 6280 Mohawk St Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed construction of a new warehouse that will be 39,800 sq ft, plus office and garage space of 10,600 sq ft, for a total of 50,400 sq ft. The site is accessible from 6280 Mohawk Street Las Vegas NV 89118.

PROPERTY OWNER INFORMATION

NAME: Posthawk LLC

ADDRESS: 10789 W. Twain Ave. Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-851-3999

CELL 702-499-4442

APPLICANT INFORMATION (information must match online application)

NAME: Robert R. Black Jr.

ADDRESS: 10789 W. Twain Ave. Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-851-3999

CELL 702-499-4442

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SCA Design LLC

ADDRESS: 2140 E. Pebble Rd. Suite 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-719-2020

CELL 702-400-2957

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.

Robert R. Black Jr.

9.29.25

Property Owner (Signature)* Property Owner

November 05, 2025

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for a Warehouse w/Office at the corner of Mohawk Street and Post Road.

Please accept this letter as justification for the proposed construction of a new warehouse located at the corner Mohawk St. and Post Rd. (APN: 163-36-701-022 & 163-36-801-030). Through this letter, we respectfully ask for your approval of the following land use applications and waivers of development standards.

- 1) Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE).
- 2) Conforming Zone Change from Residential Single-Family 20 (RS20) to Industrial Light (IL).
- 3) Design Review for a warehouse with office.
- 4) Design Review for alternative landscaping per 30.04.01.E.iii.(d).
- 5) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) to reduce the required throat depth.
 - Allow an ingress throat depth distance of 7'-0" and an egress throat depth distance of 17'-7" at the driveway located along the cul-de-sac. where 25 feet is required. Providing the 25-foot throat depth would have a negative impact on the flow of traffic within the site as well as reducing the number of parking spaces provided.
 - Allow an ingress throat depth distance of 12'-8" on the driveway along Mohawk St. where 25 feet is required. Providing the 25-foot throat depth would have a negative impact on the flow of traffic as it would reduce the drive-aisle to less than the required minimum.

SUSTAINABILITY

POINTS	
1	3.i. The provided parking lot trees are more than 10% of the required.
1	3.ii. 95% or more of all required landscape have very low or low water needs.
1	3.iv.(a) Trees provided in the parking area cover at least 50% of paved areas.
1	4.i. Roofing materials on building to have solar reflectance index equal to or greater than 78.
2	4.ii.(b)(1) A minimum of 75% of south and west facing windows and doors are covered by shade structures.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
.5	4.ii.(c)(6) Awning provided over building entrance
7	TOTAL POINTS

The warehouse will be a total of 50,400 sq. ft. and stands 35'-0" tall. The site is accessible from Mohawk St. via a 35'-0" driveway, a 35'-0" driveway at the cul-de-sac and ADA compliant pedestrian walkways. The roofing for the building will have an SRI greater than or equal to 78. All rooftop units will be screened by the building parapets. The glazing for the storefront will have a low-e coating (Solarban or equal) to meet code requirements. A total of 52 parking spaces are provided including 1 van accessible space and 2 car accessible spaces. All parking can be easily accessed by customers and employees via walkways located at the building entrance.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. As part of this application we are requesting a design review for an

alternative landscape plan to allow landscape fingers to be installed at every 17 parking spaces maximum where they are required at every 6 parking spaces. By code we are required to provide 9 parking lot trees. We provide a total of 13 parking lot trees and an additional 9 street trees that count as parking lot trees due to their proximity to parking. With the parking lot trees provided, approximately 79% of the paved parking area will be shaded. The trash enclosure is to comply with Clark County design standards.

We feel that this warehouse will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Randy Black Jr.,
Manager

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:

USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Edna Avenue and west of Lindell Road within Spring Valley.
JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-204-015; 163-12-207-001; 163-12-207-007 through 163-12-207-011; 163-12-207-013; 163-12-207-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2845 Lindell Road
- Site Acreage: 11.33
- Project Type: Recreational facility
- Number of Stories: 1
- Building Height (feet): 12 (existing modular classrooms)
- Square Feet: 5,415 (existing modular classrooms)/38,000 (existing place of worship)
- Parking Required/Provided: 170/803

Site Plans

The plans depict an existing place of worship site on the northwest corner of Edna Avenue and Lindell Road, which includes several existing accessory buildings on APNs 163-12-207-008 and 163-12-207-009 on the southeast portion of the site. The buildings include 3 modular classrooms, each of which is 1,805 square feet for a total of 5,415 square feet. There is also a 950 square foot administrative office, a 200 square foot maintenance shed, a 128 square foot accessory storage container, 2 shade structures, and a 473 square foot restroom building. The 3 modular classroom buildings will be used for a recreational facility (Boys & Girls Club of Southern Nevada). The restroom will be shared by the recreational facility and place of worship, while the other structures will not be used by the recreational facility. The adjacent parking lot to the west of the subject buildings (APNs 163-12-207-007 and 163-12-207-013) will be used for

the recreational facility. The other parking lots (APNs 163-12-207-015 and 163-12-204-015) will not be used for the recreational facility.

Landscaping

The site features existing landscaping along portions of Edna Avenue and Lindell Road, which consists of trees, shrubs, and groundcover. Landscape islands are also distributed throughout the parking areas, and consist of trees, shrubs, and groundcover. There are no required or proposed changes to landscaping associated with this application.

Elevations

The plans depict existing 12 foot high modular classroom buildings with stucco facades, doors, windows, and pitched rooflines.

Floor Plans

The plans depict 1,805 square foot modular classrooms, each of which feature an entrance and open layout.

Applicant's Justification

The applicant states that the recreational facility (Boys & Girls Club of Southern Nevada) has been operating for several decades at 2850 Lindell Road, which is across the street from the subject site. Due to site renovations that are expected to take 8-10 months, an alternative temporary location is needed to continue providing youth services in the area. The organization reached an agreement with the owner of the subject site (Mountaintop Faith Ministries) to use 3 modular classrooms until construction is completed. The recreational facility will only be using these modular classrooms, restrooms, and the adjacent parking lot, while the rest of the site will continue to function for the existing place of worship. The recreational facility will serve low-to-moderate income families in the area, specifically offering out-of-school programming to children ages 5 through 12. There will be no construction or modifications to parking, landscaping, or other areas of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0084	Use permit and design review for a school	Withdrawn	May 2021
AR-18-400250 (UC-0538-15)	Second application for review for a use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	January 2019
AR-400150-17 (UC-0538-15)	First application for review for a use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WC-15-400061 (UC-0680-01)	Waiver of conditions of a use permit requiring a traffic study to address no access on Westwind Road	Withdrawn	October 2015
UC-0538-15	Use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	November 2015
ZC-0613-10	Zone change to reclassify portions of Sections 9 thru 13 from R-E to R-E (RNP-I)	Approved by BCC	February 2011
UC-0448-10	Use permit for an additional parking area - expired	Approved by PC	November 2010
WC-400149-10 (UC-0680-01)	Waiver of conditions of a use permit requiring a traffic study to address no access on Westwind Road - expired	Approved by PC	November 2010
ET-400069-10 (UC-0475-08)	First extension of time for a use permit for a place of worship expansion and modular buildings with waivers to allow access from a private cul-de-sac and landscaping	Approved by PC	June 2010
UC-0745-08	Use permit for a place of worship expansion and modular buildings with waivers to allow access from a private cul-de-sac and landscaping	Approved by PC	June 2008
ET-400081-05 (UC-1110-03)	Second extension of time for a use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	May 2005
ET-400064-04 (UC-1110-03)	First extension of time for a use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	April 2004
TM-500406-03	Tentative map for a one lot residential subdivision in conjunction with a place of worship	Withdrawn	March 2004
UC-1110-03	Use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	May 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-900277-03 (UC-0680-01)	Administrative extension of time for a use permit for a place of worship expansion with waivers for landscaping, trash enclosures, paving, and off-site improvements	Approved by ZA	March 2003
UC-0680-01	Use permit for a place of worship expansion with waivers for landscaping, trash enclosures, paving, and off-site improvements	Approved by PC	July 2001
UC-0120-01	Use permit to convert an existing single-family residence into a recreation/community facility with waivers for trash enclosures, paving, landscaping, and off-site improvements	Approved by PC	April 2001
ET-400205-01 (UC-0392-99 & WT-0393-99)	First extension of time for a use permit for the conversion of two existing residences to a church and school with variances for setbacks, landscaping, and trash enclosures, and a waiver of off-site improvements	Approved by PC	July 2001
UC-1121-99	Use permit for a place of worship expansion and a variance to permit a temporary tent as a church	Approved by PC	September 1999
WT-0393-99	Waiver of off-site improvements	Approved by BCC	July 1999
UC-0392-99	Use permit for the conversion of two existing residences to a church and school with variances for setbacks, landscaping, and trash enclosures	Approved by BCC	July 1999
UC-1775-97	Use permit for a daycare	Approved by BCC	November 1997
WC-400179-97 (ZC-1848-96)	Waiver of conditions of a zone change from R-E to R-D requiring sidewalks and streetlights with full off-site improvements	Approved by BCC	November 1997
WT-1790-97 (ZC-1848-96)	Waiver to waive sidewalks and streetlights	Approved by BCC	November 1997
VS-0221-97	Vacate easements and a portion of Tara Avenue	Approved by PC	March 1997
VS-2099-96	Vacate easements and portions of Westwind Road and Tara Avenue	Approved by BCC	March 1997
VS-1910-96	Vacate a portion of Tara Avenue	Approved by BCC	March 1997
VS-1849-96	Vacate easements and a portion of Tara Avenue	Approved by BCC	January 1997
ZC-1848-96	Zone change from R-E to R-D	Approved by BCC	January 1997
VC-0724-95	Variance to increase wall height	Approved by PC	June 1995

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0029-94	Use permit for a place of worship	Approved by PC	February 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS10 & PF	Single-family residential & Elaine Wynn Elementary School
East	Public Use	RS20 & PF	Recreational facility (Boys and Girls Club) & Dr. W. Owen Roundy Elementary School

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permit**

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

Staff finds that the site is a suitable location for the temporary use of a recreational facility, as it has operated as a place of worship with additional parking lots and accessory buildings for several decades. Additionally, the recreational facility has operated from its current location across the street since 1988 and serves students from multiple schools in the vicinity. The applicant is only proposing to use 3 modular buildings for youth programming, the restrooms, and parking in the adjacent parking lot, which will minimally impact the operations of the place of worship. Staff does not anticipate any adverse effects on other properties in the area as a result of the temporary recreational facility use at this location. Staff can support the use permit request, with the added condition that the use ceases within 1 year of the approval date.

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

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOYS & GIRLS CLUBS OF SOUTHERN NEVADA

**CONTACT: BOYS & GIRLS CLUBS OF SOUTHERN NEVADA, 2850 LINDELL ROAD,
LAS VEGAS, NV 89146**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0784

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

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

Date 12/9/25

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: 1/6/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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- PC/BCC meeting information will be emailed to the correspondent on file.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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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

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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

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14 Cottonwood Dr., Blue Diamond

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Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101176

ASSESSOR PARCEL #(s): 16312207008, 16312207009, 16312207007, 16312207013

PROPERTY ADDRESS/ CROSS STREETS: 2845 S. Lindell Road, Las Vegas, NV 89146 - Edna Avenue / S. Lindell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Request for special use permit to allow Boys & Girls Clubs of Southern Nevada to use modular classroom complex owned by Mountaintop Faith Ministries for out-of-school time youth enrichment programming beginning 10/1/2025 through 12/31/2026. Boys & Girls Clubs is in the process of selling the property across the street at 2850 S. Lindell Road to a charter school, which will be retrofitting the building for school use with an expected completion late in 2026. Boys & Girls Clubs has a long-term service agreement/sublease with purchaser to begin upon completion of their construction to return to providing these services to the neighborhood at that time. ****This use permit is requested for a recreational facility with no construction or changes to the existing property****

PROPERTY OWNER INFORMATION

NAME: Mountaintop Faith Ministries

ADDRESS: 2845 S. Lindell Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: (702) 367-1638

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Boys & Girls Clubs of Southern Nevada (Daniel Solow, Chief Operating Officer)

ADDRESS: 2850 S. Lindell Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: (702) 489-3253

CELL (702) 491-5342

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Daniel Solow

ADDRESS: 2850 S. Lindell Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: (702) 489-3253

CELL (702) 491-5342

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)*

Johnny Simon
Property Owner (Print)

10/27/25
Date

August 21, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway Suite 1
Las Vegas, NV 89155

RE: Special Use Permit application #25-101176 – Justification Letter

To whom it may concern;

Boys & Girls Clubs of Southern Nevada is requesting approval of a special use permit to operate a recreational facility, which will provide youth development services in a modular classroom complex owned by Mountaintop Faith Ministries, located at 2845 S. Lindell Road, Las Vegas, NV 89146.

The Boys & Girls Clubs Lied Club at 2850 S. Lindell Road has historically been categorized as a Recreational Facility (see ADR-900654-16, UC-0824-02, DR-00389-95, VC-0974-94, and VC-0218-88), so we are requesting the same use temporarily at 2845 S. Lindell Road.

The mission of the Boys & Girls Clubs of Southern Nevada (BGCSNV) is to enable young people, especially those most in need, to reach their full potential as productive, caring, responsible citizens.” BGCSNV has operated out of the Lied Memorial Clubhouse (2850 S. Lindell) for over 35 years, providing vital and needed care for the children of that neighborhood. BGCSNV currently supports over 250 youth members aged 5 through 18 at the Lied location, growing at an approximate rate of 3-5% per year. 50% of our members live in households with annual incomes below \$30,000 and 57% come from single-parent homes. BGCSNV has provided youth with a safe place to learn, grow, have fun, and cultivate friendships during critical out of school times. High-impact youth development programs emphasize academic success, good character and leadership, and healthy lifestyles. The club experience creates a sense of belonging in an environment of physical and emotional safety.

In late 2024, BGCSNV began engaged talks with XL Development Corporation, who was acting on behalf of Pinecrest Academies. Pinecrest was seeking property in the area for a new charter school, as they currently operated out of a church facility near Jones and Oakey. BGCSNV and Pinecrest signed a sales contract in early 2025, with the transaction pending completion in late 2025. BGCSNV and Pinecrest have signed an operating agreement that will see BGCSNV continue



to provide out of school time services at Pinecrest following their overhaul/retrofit of the Lied facility to make it suitable as a school. The construction for Pinecrest is expected to take 8-10 months, leaving BGCSNV without space to operate in the Lindell/Edna area until construction is complete.

Immediately across the street from the Lied facility is Mountaintop Faith Ministries. BGCSNV approached the church in July of 2025 to see if BGCSNV could temporarily relocate services in the interim to the existing modular classroom complex owned and operated by Mountaintop Faith Ministries. BGCSNV and Mountaintop Faith Ministries have reached an agreement, but BGCSNV recognizes the need to obtain a special use permit from Clark County to provide services from this new location.

Mountaintop Faith Ministries obtained a use permit for a place of worship via UC-0538-15, which also approved 803 total parking spaces. The Boys & Girls Club will only be using the parking lot to the west of the modular complex (APN 163-12-207-007 and 163-12-207-013), which will provide plenty of parking per Title 30 requirements.

The special use permit will ensure that BGCSNV is able to continue providing low-to-moderate income families in this community with the critical services they rely on. Specifically, it is anticipated that BGCSNV will continue to serve its current families for children ages 5-12 at this location (approximately 80-100 youth on a daily basis), while separately working through the Clark County School District to serve youth ages 13-18 at nearby *Ed Clark* High School.

BGCSNV will utilize this space as a recreational facility as-is with no construction, changes to parking, landscaping or any other areas of the site. The classrooms are simply being used for temporary space to provide out-of-school time programming for youth.

We respectfully request the Clark County Department of Comprehensive Planning's approval of this permit.

Sincerely,



Andy Bischel
President and Chief Executive Officer
Boys & Girls Clubs of Southern Nevada



01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:

USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley.
MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-711-015

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6115 S. Rainbow Boulevard, Suites 108 & 109
- Site Acreage: 1.32
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 2,539 (lease area)
- Parking Required/Provided: 226/472

History, Site Plan, & Request

UC-0625-17 was previously approved for a massage establishment as a primary use in September 2017 for suites 108 & 109. The Notice of Final Action included a condition for the applicant to commence and review as a public hearing within 2 years of approval. A review of the use was never completed; thus, the original application expired.

The plans depict an existing shopping center on the southwest corner of Patrick Lane and Rainbow Boulevard. Access to the site is provided via multiple driveways from the aforementioned streets and Sobb Avenue to the south, with cross access to the adjacent parcels. The proposed massage use will occupy suites 108 and 109 located within the northernmost portion of the building.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 1 story building with stucco finish and cultured brick veneer and flat roof with parapet walls at a maximum height of 24 feet. No changes are proposed or required to the existing elevation.

Floor Plans

The plans depict a 2,539 square foot lease space consisting of a lobby with reception area, office, break room, storage area, 10 treatment rooms that consist of 7 massage rooms, 1 quiet room, 1 spa-sauna room with shower, 1 facial treatment room with shower, restrooms, and laundry room.

Applicant's Justification

The applicant states that Massage 1 has been conducting business at this location for the past 7 years with no reported incidents. The business was sold to a new owner. The business will continue under the same structure and standards with no changes to the service, layout, or management.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0625-17	Massage establishment as primary use within existing office/retail complex - expired	Approved by BCC	September 2017
WS-0694-04	Waiver to not provide cross access with adjacent parcels in conjunction with an office/retail complex on 8.7 acres	Approved on Appeal by BCC	July 2004
ZC-0488-02	Reclassified the site to C-2 for an office and retail development	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Corridor Mixed Use	CG (AE-60)	Commercial development
East	Corridor Mixed Use	RS20 (AE-60)	Undeveloped

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. The massage establishment places no additional demand on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Title 30. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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: TOUCH MASSAGE 1 AND SPA RAINBOW, LLC

CONTACT: RAHUL SODHI, SODHI & COMPANY, 4485 S. BUFFALO DRIVE, LAS VEGAS, NV 89147



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0793

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

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

Date: 12/9/2025

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: 1/6/2026 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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

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Valerie Leiva, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	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.

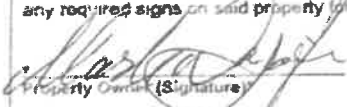
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

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>

CLARK COUNTY		Department of Comprehensive Planning Application Form				
ASSESSOR PARCEL #(s): <u>163-34-711-015</u>						
PROPERTY ADDRESS/ CROSS STREETS: <u>6115 S Rainbow Blvd Suite 108+109 corner/cross street: Patrick</u>						
DETAILED SUMMARY PROJECT DESCRIPTION						
Massage and Spa services which includes Massage, Facials, Reflexology, Body Treatments and Spa Services						
PROPERTY OWNER INFORMATION						
NAME _____						
ADDRESS: <u>CALIFORNIA SUNSHINE PROPERTIES, LLC</u>						
CITY: <u>5547 BLOAN PLACE</u>		STATE: _____ ZIP CODE: _____				
TELEPHONE: <u>CALABAZAS, CA 91302</u>		EMAIL: _____				
APPLICANT INFORMATION (must match online record)						
NAME: <u>Antonius VanHappen Touch Massage 1 and Spa Rainbow LLC</u>						
ADDRESS: <u>6115 S Rainbow Blvd Suite 108+109</u>						
CITY: <u>Las Vegas</u>		STATE: <u>NV</u> ZIP CODE: <u>89118</u> REF CONTACT ID # _____				
TELEPHONE: <u>702-534-1111</u>		CELL: <u>650-787-3465</u> EMAIL: _____				
CORRESPONDENT INFORMATION (must match online record)						
NAME: <u>Ash Mirchandani M Group</u>						
ADDRESS: <u>4485 S Buffalo Dr</u>						
CITY: <u>Las Vegas</u>		STATE: <u>NV</u> ZIP CODE: <u>89147</u> REF CONTACT ID # _____				
TELEPHONE: <u>702-280-7203</u>		CELL: <u>702-280-7203</u> EMAIL: _____				
*Correspondent will receive all communication on submitted application(s).						
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.						
 Property Owner (Signature)		<u>MARK NAJAFI</u> Property Owner (Print)				
		<u>6/3/2025</u> Date				
<input type="checkbox"/> AL	<input type="checkbox"/> AI	<input type="checkbox"/> FI	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ALP	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SF	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> ..	<input type="checkbox"/> IJK	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> IM	<input type="checkbox"/> WC	OTHER _____
ACCEPTED BY _____				DATE _____		
DATE _____				FEE _____		

02/05/2024



Touch Massage 1 and Spa Rainbow LLC
Massage 1
6115 S Rainbow Suite 108+109
Las Vegas NV89118

Clark County Planning and Zoning
500 S Grand Central Pkwy
Las Vegas, NV 89155

May 15, 2025

**Subject: Justification Letter for Massage Establishment License – 6115 S Rainbow Blvd,
Units 108 & 109**

To Whom It May Concern:

We respectfully submit this justification letter in support of our application to operate a massage establishment within an existing office and retail center located on a portion of 1.3 acres in a C-2 (General Commercial) (AE-60) Zone, within the CMA Design Overlay District.

Background and History:

- In 2017, a massage establishment license was granted to *Massage 1*, operated by Josh Harry.
- In 2019, the required public hearing was not conducted by Mr. Harry.
- *Massage 1* has operated continuously for the past seven (7) years at:

6115 S Rainbow Blvd, Units 108 & 109

- On **December 15, 2024**, Josh Harry sold the business assets of *Massage 1* to *A Touch of LV Spa LLC*, owned and operated by **Antonius VanHappen**.
- Mr. VanHappen has successfully operated *A Touch of Las Vegas Spa* at **4305 Dean Martin Drive Suite 160** for the past seven years without incident.

Request and Justification:

We are requesting that the County either reinstate the existing license or issue a new license for the same business operations at the above address. The business will continue under the same structure and standards, with no planned changes to services, layout, or management at this time.

We respectfully submit the following in support of this request:

1. **Track Record:** Over the past seven years, there have been no reported incidents associated with the current location or the operator's other establishment.
2. **Experience:** Mr. VanHappen brings seven years of compliant operation in Clark County, demonstrating responsibility and adherence to county standards.
3. **Business Continuity:**
 - o We have secured an SBA loan, it was approved based on a 10-year operational plan.
 - o The landlord, California Sunshine Properties LLC, has agreed to extend the lease for another 10 years at this location.

In closing the applicant is requesting a Special Use Permit for massage as a principal use in an CG (Commercial General) zone per Chapter 30.03.06.

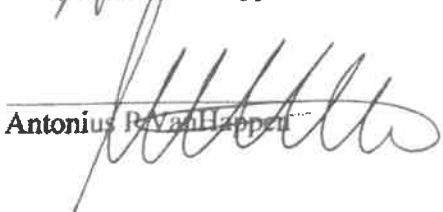
We hope that based on the above facts and our demonstrated commitment to compliance and community standards, you will consider approving this application to continue operations at 6115 S Rainbow Blvd, Units 108 & 109. Furthermore the landscaping for the site is existing and will not change as a result of this application.

"Touch Massage 1 and Spa Rainbow LLC"

Any further information needed, you can contact us by phone at 650-787-3465 or by email at: toine@atouchoflvsdp.com

Sincerely,


Antonius A. VanHappen


Antonius B. VanHappen

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEWS for the following: 1) commercial building, and 2) finished grade on 0.37 acres in a CG (Commercial General) Zone.

Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-718-007

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping width along Fort Apache Road to 12 feet where 15 feet is required behind an existing attached sidewalk per Section 30.64.030 (a 20% reduction).
- b. Reduce parking lot landscaping where parking lot landscaping is required per Figure 30.64-14.

DESIGN REVIEWS:

1. Commercial building.
2. Increase finished grade to 24 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5335 S. Fort Apache Road
- Site Acreage: 0.37
- Project Type: Cannabis retail store
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,810

- Parking Required/Provided: 159/183 (entire shopping center)

Site Plans

The originally approved plans with UC-21-0495 depict a new commercial building with drive-thru located in the parking lot of an existing shopping center. Approximate building separations and setbacks for the commercial building include 72 feet to the gasoline fueling canopy to the north, 25 feet to the east property line along Fort Apache Road, 84 feet to another pad site building to the south, and 60 feet to an in-line commercial building to the west. Access to the overall shopping center includes a driveway from Hacienda Avenue to the north, 2 driveways from Fort Apache Road to the east, and a driveway from Mesa Vista Avenue to the south. Parking spaces are located on certain sides of each building in the shopping center and along portions of the perimeter. Also, the originally approved plans showed that 7 parking spaces will be removed, and 8 parking spaces will be added for the commercial building, which results in a net gain of 1 parking space. Overall, 184 parking spaces will be available where 159 parking spaces are required for the entire shopping center.

A drive-thru entrance will be located on the west side of the building, and a menu board is located on the west side of the building. The drive-thru lane continues along the south side of the building and provides access to the pick-up window. Then the drive-thru lane exits on the east side of the building, adjacent to Fort Apache Road. A trash enclosure, smog building, and parking spaces will remain on the south side of the pad site.

Since the original approval, revised plans have been submitted in February of 2023 for the project resulting in minor changes to the plans. Curbs on the eastern portion of the site were to be altered to accommodate for the drive-thru exit, but with the revised plans this alteration has been withdrawn; instead, the existing curbs on-site will remain. Additionally, the building square footage was reduced from 3,120 square feet to 2,810 square feet, the parking for the site was reduced by 1 space, and a landscaping strip was added between the northern face of the building and the parking area.

Landscaping

A row of 8 parking spaces was proposed on the north side of the commercial building where a maximum of 6 parking spaces were allowed between landscape fingers. Also, the landscape finger at the west end of the row of parking spaces is 4 feet wide where a minimum of 6 feet was required within the curbing of a landscape finger. These alternatives to parking lot landscaping required a waiver of development standards. Landscaping will also be provided along the parking spaces on the south side of the pad site.

Along Fort Apache Road, the existing landscaping behind the attached sidewalk is proposed at 12 feet wide where 15 feet was required. This reduction in street landscaping was necessary to allow the drive-thru lane on the east side of the commercial building; however, the reduction in street landscaping required a waiver of development standards. WC-21-400147 (ZC-1208-00) was previously approved in conjunction with UC-21-0495, which included waivers of conditions relating to street landscaping along Fort Apache Road.

The revised landscaping plan submitted in February of 2023 depicts a landscape strip with trees and various groundcover between the parking area and the proposed building. Additionally, the landscape finger on the northwest portion of the parking area has been removed, and the landscape area on the northern side of the parking area has been reduced to accommodate for the reconfigured drive-thru.

Elevations

The exterior of the building includes dark gray vertical steel paneling with a flat parapet wall along the roofline. A parapet wall above the front entrance extends up to almost 20 feet in height; however, most of the building is 17 feet 4 inches in height. A storefront window system is located on the front of the building. Although the proposed building is not architecturally compatible with the painted stucco buildings within the existing shopping center, which include stone veneer and pitched tile roof elements, a previously approved application WC-21-400147 (ZC-1208-00) included a request to allow building materials different from the shopping center.

Floor Plans

The approved plans for the 3,120 square foot commercial building, was revised to 2,810 square feet with the revised plan submitted in February of 2023, included components for a cannabis retail store with drive-thru. The east side of the building includes a reception area, restroom, and janitor's closet. West of the reception area, the building includes a 990 square feet sales floor and point-of-sales counter. The remainder of the building includes an area to provide products to drive-thru customers, a vault, office space, breakroom, and receiving room.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400163 (UC-21-0495):

Comprehensive Planning

- Until November 3, 2025 to obtain a valid Clark County business license for this cannabis retail store establishment or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0495:

Current Planning

- 2 years to commence;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- 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; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Traffic study to address queuing to ensure that vehicles will not stack into the right-of-way;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements necessary for the Fort Apache Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

Applicant's Justification

The application states a second extension of time is justified because there have been no substantial changes to the approved application. The applicant has diligently worked to complete the construction of the site. The building shell is almost complete, and the applicant is working with Public Works to complete final inspections. Additionally, the applicant has been involved in legal disputes for this approved project which delayed them in obtaining a business license. The site is the same zoning classification as it was at the time of approval (CG). The adjacent

businesses are the same as when the original application was approved. Additionally, the design of the shopping center has not changed and still has buildings that buffer the approved use from adjacent residential developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400163 (UC-21-0495)	First extension of time for a cannabis drive-thru retail store	Approved by BCC	January 2024
UC-21-0495	Cannabis drive-thru retail store	Approved by BCC	November 2021
WC-21-400147 (ZC-1208-00)	Architectural materials and landscaping requirements	Approved by BCC	November 2021
ADR-19-900846	Smog check	Approved by ZA	December 2019
DR-0556-17	Restaurant/retail building with drive-thru expired	Approved by BCC	August 2017
ADR-0916-08	Drive-thru coffee shop	Approved by ZA	July 2008
UC-0644-01	Reduced separation between a tavern and a residential use	Approved by PC	July 2001
TM-0056-01	1 lot commercial subdivision	Approved by PC	March 2001
ZC-1208-00	Reclassified 3.9 acres from C-1 to C-2 zoning for a shopping center, use permit for a convenience store with gasoline pumps, reduced setback between a convenience store and residential use, and condition of approval included subject to building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs)	Approved by BCC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Corridor Mixed-Use	CG	Shopping center, restaurant, & gasoline sales
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R3.3	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

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 obtained their certificate of occupancy BD23-04628 from the Building Department on November 25, 2025. Additionally, they have submitted an updated separation survey that shows the approved use still meets the required separation distances per Title 30. It is for these findings that staff can support the request for another 6 months. This should allow the applicant to obtain their business license .

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 May 3, 2026 to obtain a valid Clark County business license for this cannabis retail store establishment or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: 5335 LAS VEGAS, LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400126 (UC-21-0495)

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

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

Date: 12/9/2025

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: n/a Time: n/a

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: 1/7/2026 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
Windmill Library
7060 W. Windmill Lane, 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/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
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/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	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 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101740

ASSESSOR PARCEL #(s): 163-30-718-007

PROPERTY ADDRESS/ CROSS STREETS: 5337 Fort Apache

DETAILED SUMMARY PROJECT DESCRIPTION

A second extension of time of an approved cannabis establishment (UC-21-0495)

PROPERTY OWNER INFORMATION

NAME: 5335 Las Vegas, LLC

ADDRESS: 224 West Hill Street, Suite 400

CITY: Chicago

STATE: IL

ZIP CODE: 60610

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: 5335 Las Vegas, LLC

ADDRESS: 224 West Hill Street, Suite 400

CITY: Chicago

STATE: IL

ZIP CODE: 60610

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Anthony Celeste

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

October 29, 2025

VIA UPLOAD

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

Re: *Justification Letter – 5335 Las Vegas, LLC*
Second Extension of Time for ET-23-400163 (UC-21-0495)
APN: 163-30-718-007

To Whom It May Concern:

Please be advised our office represents the property owner and applicant 5335 Las Vegas, LLC (the “Applicant”) in the above-referenced matter. By way of background, on November 3, 2021, the Board of County Commissioners (the “BCC”) approved UC-21-0495 allowing for the development of a 3,120 square foot cannabis retail store with drive-through on property located at the southwest corner of Hacienda Avenue and Fort Apache Road, more particularly described as APN: 163-30-718-007 (the “Site”). Subsequently, on January 3, 2024, the BCC approved a first extension of time via ET-23-400163 (UC-21-0495). The Site is a pad located in a larger shopping center. The Applicant is now seeking a second extension of time for the approved cannabis retail store entitlements.

A second extension of time is appropriate as there have been no substantial changes in the area. The Site is still zoned Commercial General (CG), the most intensive commercial zoning designation. The uses within the shopping center are the same as when the application was first approved which includes but are not limited to a Shell Gas Station, a Green Valley Grocery convenience store, and other retail uses. The design of the existing shopping center remains the same with existing retail buildings providing a buffer between the Site and residential development to the west. Therefore, the cannabis retail store is compatible to the area.

Additionally, the updated separation survey shows the following:

- This Site is more than 1,000 feet from a school.
- The Site is more than 300 feet from a community facility.
- The Site is not within the Las Vegas Gaming Corridor.
- The Site is more than 1,500 feet from a non-restrictive gaming property.

The Applicant has diligently pursued construction of the Site. The building shell is nearly complete. The Applicant is working with the Department of Public Works on the final inspection. The Applicant anticipates receiving its temporary certification of occupancy soon.

Finally, the Site was the subject of a protracted litigation that was appealed to the Nevada Supreme Court styled as *Gracie Summerlin, LLC, the Appellant, vs. Clark County, the Respondent, and 5335 Las Vegas, LLC, the Real Parties in Interest*, Nevada Supreme Court Case Number 86066. Ultimately, on March 22, 2024, the Nevada Supreme Court affirmed the Eighth Judicial District Court's denial of Gracie Summerlin's petition for judicial review in Case Number A-21-845277-J. The Nevada Supreme Court confirmed it found that Grace Summerlin ***does not operate a community facility***, and therefore upholding Clark County's approval of the cannabis retail store on the Site. Because of prior litigation related to the Site, the Applicant was delayed in commencing work on the Site. Therefore, based on the current improvements to the Site and litigation of the Site, a second extension of time is appropriate.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.

DESIGN REVIEW for a mini-warehouse with vehicle storage facility on 2.5 acres in a CG (Commercial General) Zone.

Generally located east of Jones Boulevard and the south of O'Bannon Drive within Spring Valley Planning Area. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-01-401-001

USE PERMITS:

1. Mini-warehouse facility.
2. Off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to local street (O'Bannon Drive) where not permitted per Table 30.56-2.
2. Reduce parking to zero spaces where 4 spaces are required per Table 30.60-1.
3. Increase wall height to 9.5 feet where 6 feet is allowed per Table 30.64-2 (a 58.3% increase).
4. Allow attached sidewalk (O'Bannon Drive) where detached sidewalk is required per Section 30.64.030.
5. Reduce driveway departure distance to 121 feet where 190 feet is required from the intersection per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2190 S. Jones Boulevard
- Site Acreage: 2.5

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that the proposed extension of time is required due to long lead times related to review requirements by several governing jurisdictions. Specifically, there have been issues with easement and on-site demolition of the prior residence on the site which was a part of the City of Las Vegas request and SWPP compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900059	Revised plans for ZC-23-0727	Approved by ZA	November 2025
ZC-23-0727	Reclassified the property from C-P to C1 zoning with use permits for mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility, along with associated waivers of development standards and design review	Approved by BCC	July 2023
ZC-1133-00 (AR-0032-15)	Third application to review for a variance for an automobile storage yard	Approved by BCC	June 2015
ZC-1133-00 (ET-0029-10)	Second extension of time on a variance to review an automobile storage yard	Approved by BCC	March 2010
ZC-1133-00 (ET-0297-04)	Second extension of time to reclassify 2.6 acres to C-P zoning for an automobile storage yard	Approved by BCC	October 2004
ZC-1133-00 (ET-0287-02)	First extension of time to reclassify 2.6 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	October 2002
ZC-1133-00	Reclassified 2.5 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	City of Las Vegas	C-1	Office park
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 & C-2	Single-family residential
West	City of Las Vegas	P-R	Office & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

The applicant has demonstrated that they have continued to make progress toward commencement of the project: an off-site permit (PW25-17019) has been submitted to the Public Works Department; the traffic study and drainage study were approved by Public Works; and building permits have been submitted to the Building Department and are currently under review. Therefore, staff can support the request for an extension of time.

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the County

has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVID JESUS RIVERA

CONTACT: NDL GROUP, INC., 3830 S. JONES BOULEVARD, LAS VEGAS, NV 89103



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-23-0272 (ET-25-400129)

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

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

Date: 12/9/2025

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: _____ 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: 1/7/2026 Time: 9 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
Windmill Library
7060 W. Windmill Lane, 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/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
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/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	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 12/14/2023

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 # 23-0272

ASSESSOR PARCEL #(s): 163-01-401-001

PROPERTY ADDRESS/ CROSS STREETS: 2190 S Jones Las Vegas NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

Construct new self-storage Building B at 2190 S Jones Blvd, including structural, architectural, and MEP work per approved plans.

All construction to follow master permit DD25-15286 coordination for grading, utilities, and site infrastructure.

Provide full build-out of storage units, fire-sprinklered shell, and connection to shared electrical and drainage systems.

Extension of time (23-0272)

PROPERTY OWNER INFORMATION

NAME: Roadrunner Trust Carrison Andrew John TRS

ADDRESS: 10831 Woodstream Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: NDL Group Inc

ADDRESS: 3830 S Jones

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-258-6000

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: David Rivera

ADDRESS: 3830 S Jones

CITY: Las Vegas

STATE: NV

ZIP CODE: 89013

TELEPHONE: 702-420-8669

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Andrew Carrison
Property Owner (Print)

10/28/25
Date



NDL GROUP INC.

GENERAL ENGINEERING & GENERAL CONTRACTORS



Oct 30, 2025

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

Subject: Justification letter for NOFA extension of time for 2190 S Jones Blvd. (A.P.N. 163-01-401-001.

To Whom It May Concern

ZC-23-0272 & ADR-25-900059, 2 Year time extension request.

Due to required changes to the site plan related to easements, multiple rounds of comments from the County, and ongoing coordination between the County, City, and State agencies, progress has been delayed despite our continued efforts. Below is a summary of the permits we have been pursuing and the corresponding comments we have been addressing over the past year.

In January, due to easement issues, we needed to rework our site plan. Since then, we have been making forward progress on this project; however, we have not yet received the permit that would allow us to begin construction. Please see attached 1.9.25 justification letter for further information on this matter.

As shown in the following documentation, we have been diligent and proactive throughout this process. The delays we have encountered are not the result of inaction but rather the complexities involved in interagency coordination and plan revisions. We respectfully ask that the Planning Commission consider these circumstances and grant an extension of the NOFA so we may continue moving this project toward completion.

At the City's request, we have completed demolition of the on-site dwelling and attempted to locate the existing well. We have also continued to maintain both the dust control permit and SWPP compliance on-site throughout this period.

We understand that the jurisdictions have their reasons for these policies and procedures, and we are not challenging them. We are only asking that they consider this a special circumstance, not the norm. At this point, we are just days away from obtaining our permit and a few weeks away from breaking ground. Our crews have already begun planning and communication, our operations team is ready to proceed, and our client is prepared for this project to become an asset rather than a liability.



NDL GROUP INC.
A DIVISION OF
GENERAL ENGINEERING & GENERAL CONTRACTORS



We sincerely appreciate your time, understanding, and consideration of this request. Thank you for the opportunity to continue advancing this project.

We appreciate your consideration in reviewing and approving this Administrative Design Review application. If you have any further questions, please do not hesitate to contact me at nschweigart@ndlgroupinc.com or 702-258-6000 or Don Morgan (Vice President) at dmorgan@ndlgroupinc.com or 702-769-5692.

Sincerely,
Don Morgan, VP
NDL Group Inc.

Cc:
David Rivera
PM



Permits Received to date.

10/06/2025	BD25-45499	Commercial Grading	Grading permit required to issue individual building permits – Duplicate Jones Self Storage
10/03/2025	BD25-45437	Commercial Grading	Status: Closed - Void
04/17/2025	BD25-17503	Commercial Fence	Final grading for new storage buildings A, B, C, RV-1, RV-2 & RV-3 per plans – Final Jones / O'Bannon
04/17/2025	BD25-15206	Commercial Fence	Status: Waiting on Customer
04/17/2025	BD25-17589	Commercial Fence	Construct uncovered trash enclosure per plans (all plans under BD25-15206) – Shared Plans Trash Enclosure Jones/O'Bannon
04/15/2025	BD25-17114	Commercial Building New	Status: Waiting on Customer
04/15/2025	BD25-17126	Commercial Building New	Construct site walls per plans – Jones/O'Bannon Site Walls
04/15/2025	BD25-17137	Commercial Building New	Status: Waiting on Customer
04/15/2025	BD25-17149	Commercial Building New	Construct Building B storage unit per plans (shared under BD25-15206) – Shared Plans Building B Jones/O'Bannon
04/15/2025	BD25-17154	Commercial Building New	Status: Waiting on Customer
04/15/2025	BD25-17175	Commercial Building New	Construct Building C misc. building per plans (shared under BD25-15206) – Shared Plans Building C Jones/O'Bannon
04/15/2025	BD25-17199	Commercial Building New	Status: Waiting on Customer
04/03/2025	BD25-15206	Commercial Building New	Construct 14 parking spot shade structure with electrical (Canopy 1) – Shared Plans Canopy 1 Jones/O'Bannon
10/23/2023	BD23-52525	Residential Demolition	Status: Waiting on Customer
			Construct 4 parking spot shade structure with electrical (Canopy 2) – Shared Plans Canopy 2 Jones/O'Bannon
			Status: Waiting on Customer
			Construct 9 parking spot shade structure with electrical (Canopy 3) – Shared Plans Canopy 3 Jones/O'Bannon
			Status: Waiting on Customer
			Application for trash enclosure required on Jones Self Storage project (incorrect permit type) – Jones Self Storage Trash Enclosure
			Status: Pending Withdrawal
			Application for required site walls permit (incorrect permit type) – Jones Self Storage Site Walls
			Status: Closed - Void
			Construct Building A storage units per plans (master permit for all sub-buildings) – Shared Plans Building A Jones/O'Bannon
			Status: Waiting on Customer
			Complete site demolition including buildings, foundations, walls/fencing, and flatwork per plans
			Status: Closed - Approved

Comments addressed to this point.

12/15/2021	21-101632	Application Pre-Review – Mini-Warehouse (use)
11/12/2024	24-101380	Application Pre-Review – Non-residential development/use
01/27/2025	25-900059	Administrative Design Review (ADR) Approved
01/30/2025 1:33 PM	FP24-09383	Fire Review – Insufficient Access / Lack of Info (Initial Corrections)
04/23/2025 8:29 AM	BD25-17114	Electrical Examiner Notes Logged (Initial Review)
04/23/2025 8:30 AM	BD25-17126	Electrical Examiner Notes Logged
04/23/2025 9:15 AM	BD25-17154	Electrical Examiner Notes Logged
04/23/2025 9:16 AM	BD25-17149	Electrical Examiner Notes Logged
04/23/2025 9:19 AM	BD25-17137	Electrical Examiner Notes Logged
04/29/2025 3:59 PM	FP24-09383	Fire Review – Discrepancy Correction (Accepted)
05/05/2025 7:58 AM	BD25-17114	Zoning Review Opened
05/05/2025 7:59 AM	BD25-17137	Zoning Review Opened
05/05/2025 7:59 AM	BD25-17126	Zoning Review Opened
05/05/2025 8:00 AM	BD25-17149	Zoning Review Opened
05/06/2025 3:34 PM	BD25-17126	Geotechnical Review Opened
05/06/2025 3:44 PM	BD25-17114	Geotechnical Review Opened
05/07/2025 8:00 AM	BD25-17149	Geotechnical Review Opened
05/08/2025 1:50 PM	BD25-17114	Structural Review Opened
05/08/2025 1:51 PM	BD25-17137	Structural Review Opened
05/08/2025 1:51 PM	BD25-17126	Structural Review Opened



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05/08/2025 1:52 PM	BD25-17149	Structural Review Opened
05/08/2025 1:52 PM	BD25-17154	Structural Review Opened
06/16/2025 12:38 PM	BD25-15206	Electrical – Grounding Detail Added (E5.0)
06/16/2025 12:40 PM	BD25-15206	Electrical – Disconnect Grouping 230.72 Resolved
06/16/2025 12:43 PM	BD25-15206	Electrical – 1200 A Service Reduced to 600 A (Engineer Required Note Resolved)
06/16/2025 12:45 PM	BD25-15206	Electrical – Clark County Amendments 225.32 / 230.70 Accepted
06/25/2025 1:31 PM	BD25-15206	Structural – Masonry Shear Wall MW01 Accepted
06/25/2025 1:33 PM	BD25-15206	Structural – Geotechnical Report Reference Updated
06/25/2025 3:34 PM	BD25-15206	Architectural – Fire Separation Distance Accepted
06/25/2025 3:39 PM	BD25-15206	Architectural – Trash Enclosure Note Accepted
06/25/2025 5:09 PM	BD25-15206	Geotechnical – Drainage Slope 2% Revision Accepted
06/25/2025 5:36 PM	BD25-15206	Geotechnical – Building Identification Accepted
06/25/2025 5:38 PM	BD25-15206	Geotechnical – Upload Apr 8 2024 Update Report Accepted
06/26/2025 8:35 AM	BD25-15206	Civil – Off-site Plan Approval Required (Status Accepted)
06/27/2025 8:43 AM	BD25-15206	Zoning – Wall Height Accepted (≤ 9.5 ft)
06/27/2025 8:46 AM	BD25-15206	Zoning – Landscape Revision Accepted
07/01/2025 9:30 AM	BD25-17503	Civil – Pending Approval of BD25-15206 (Open)
07/01/2025 9:51 AM	BD25-17503	Zoning – Pending Approval of Main Building (Open)
07/14/2025 2:47 PM	BD25-15206	Electrical – E8.0 Added Since Last Review Accepted
07/14/2025 2:49 PM	BD25-15206	Electrical – E7.0 'Not For Permit' Removed Accepted
07/15/2025 10:51 AM	BD25-15206	Electrical – Sheet Index Update Accepted
07/19/2025	ZC 23-0272 / ADR 25-900059	Zone Change Expiration (NOFA Deadline)
10/02/2025 12:48 PM	BD25-15206	Geotechnical – Grading Permit Approval Pending BD25-45437 Answered
10/02/2025 2:45 PM	BD25-15206	Zoning – Land Use Expiration Notice (Open)
10/15/2025 11:07–11:41 AM	BD25-17137 / 17149 / 17126 / 17114 / 17154	Electrical – Corrections Will Be Forthcoming Under BD25-15206 (Closed)
10/28/2025 1:30–1:50 PM	BD25-17114 – 17154 Series	Latest Record Print/Update Across Permits (Status Not Approved / Open Structural & Zoning Reviews)

3830 S. Jones Blvd. • Las Vegas, Nevada, 89103 • P: 702-258-6000 • F: 702-433-5211 • www.ndigroupinc.com

NEVADA UNLIMITED LICENSES: LIC #0077205 / A • LIC #0056942 / B • LIC #0068474 / C3

LIC #0092260 / C4 • LIC #0074712 / C5 • LIC #0064040 / C-36

UTAH: LIC #13974868-5501 • Classifications: B100 / S270 / S280 / E100

NDL GROUP AZ, LLC: LIC #308525 / A • LIC #306914 / B-1

