



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 13, 2026

6:00pm

AGENDA

Note:

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

Board/Council Members: Randal Okamura, Chair
Kriselle Gabriel
Justine McDowell

Matthew Tramp, Vice Chair
Patrick Dierson

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

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

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

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

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

- III. Approval of Minutes for September 29, 2026. (For possible action)
- IV. Approval of the Agenda for October 13, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

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

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

Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2027. Applications due by 5:30 p.m. November 14, 2026.

VI. Planning and Zoning

- 1. **ET-26-400091 (WS-24-0285)-DEPRIETO ELIZABETH N ESTRADA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Edna Avenue and east of Lindell Road within Spring Valley. JJ/tpd/kh (For possible action) 11/03/26 PC
- 2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) 11/03/26 PC

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: October 27, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>



Spring Valley Town Advisory Board

September 29, 2026

MINUTES

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

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

Dane Detommaso, Comprehensive Planning

II. Public Comment

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

- None.

III. Approval of **September 8, 2026**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 4-0/Unanimous

ITEM VII General Business will be moved after announcements.

IV. Approval of Agenda for **September 29, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Justine McDowell

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
- **Roadwork will begin on Sunset Road between Durango Drive and Decatur Boulevard September 21, 2026. The project includes widening to provide a minimum of two travel lanes in each direction.**
https://www.clarkcountynv.gov/government/departments/public_works_department/sunset-durango-to-decatur-ph1,
- **Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 27, 2027,**

General Business

Jayson Dagher presented the ongoing redevelopment efforts, public art initiatives, and infrastructure improvements within the Spring Mountain/Chinatown Cultural Corridor.

VI. Planning & Zoning

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC

Motion by: **JUSTINE MCDOWELL**

Action: **DENY**

Vote: 4-0/Unanimous

2. **WS-26-0564-LUTZ, ROBERT LEE & CONNIE JO:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setbacks for an existing accessory structure (carport) in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/tpd/cv (For possible action) 10/20/26 PC

Motion by: **Randy Okamura**

Action: **APPROVE with staff conditions if approve conditions**

Vote: 4-0/Unanimous

3. **ET-26-400081 (ZC-23-0838)-MKAT CAPITAL GROUP, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) reduce required parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.30 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Santa Margarita Street and south of Patrick Lane within Spring Valley. MN/hw/cv (For possible action) 10/21/26 BCC

Motion by: **Patrick Dierson**
Action: **APPROVE with staff conditions**
Vote: 4-0/Unanimous

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

Motion by: **Justine McDowell**
Action: **APPROVE per staff if approve conditions**
Vote: 4-0/Unanimous

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: October 13, 2026

X Adjournment

Motion by Randy Okamura
Action: **ADJOURN** meeting at 7:09 p.m.
Vote: **PASSED** (4-0) /Unanimous

11/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400091 (WS-24-0285)-DEPRIETO ELIZABETH N ESTRADA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Edna Avenue and east of Lindell Road within Spring Valley.
JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-710-141

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
2. Reduce the building separation to 4 feet 6 inches where 6 feet is required per Section 30.02.06 (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5445 Edna Avenue
- Site Acreage: 0.14
- Project Type: Accessory structure
- Number of Stories: 2
- Building Height (feet): 14 (existing accessory structure)/6.8 (existing shed)
- Square Feet: 432 (existing accessory structure)/71.25 (existing shed)

Site Plan

The approved plan depicts an existing accessory structure (partially built), 12 feet by 18 feet, in the southeast corner of the rear yard. The accessory structure is shown at 11 feet from the south property line, 4 feet from the east property line, and 11 feet 7 inches from an existing shed to the north. The approved plans also depicted an existing shed is 4 feet, 6 inches from the existing single-family residence, and 5 feet from the east property line.

Landscaping

No changes are being made to the existing landscaping.

Elevations

The approved elevations show a 2 story accessory structure that is shown at 14 feet tall. It has a central door facing the paver patio flanked by 2 white-trimmed windows on the west face. The north face has a single window on the lower level. The east face has a single window on the upper level while the south face has 1 window per level. The façade is covered with tan clapboard-style siding which is complementary, in color only, to the residence.

Floor Plans

The approved plan of the partially built accessory structure is depicted as open on both levels with stairwell located on the interior of the back wall opposite the front door. The overall area is 432 square feet, and the shed is 71 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0285:

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Clean up area between fence and structures;
- Shed to be removed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Applicant's Justification

The applicant has experienced extenuating circumstances and has been unable to complete the building permit and inspection process. The applicant is requesting for additional time to complete the building permit process to satisfy the conditions of approval.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0285	Waivers of development standards for an accessory building	Approved by PC	September 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Warehouse
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-07778) for building an accessory building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 unable to complete the building permit and inspection process since the original approval of the waiver in 2024. According to aerial imagery, the applicant removed the shed from the rear yard and cleaned up the area between the fence and building. However, because there has been no progress toward completing the building permit and inspection process, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ELIZABETH ESTRADA

CONTACT: ELIZABETH ESTRADA, 5445 EDNA AVENUE, LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400091 (WS-24-0285)

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/13/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 11/3/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

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

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

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

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

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 26-100209

ASSESSOR PARCEL #(s): 163-12-710-141

PROPERTY ADDRESS/ CROSS STREETS: 5445 Edna ave.

Edna/Lindell

DETAILED SUMMARY PROJECT DESCRIPTION

We are asking for an extension on the Permit to get the building permit.

PROPERTY OWNER INFORMATION

NAME: Elizabeth Estrada

ADDRESS: 5445 Edna ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL 702-750-5435

APPLICANT INFORMATION (information must match online application)

NAME: Same as Above

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as Above

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Elizabeth Estrada
Property Owner (Print)

7-10-26
Date

Zoning

From: Marcela Estrada <dianamp2010@hotmail.com>
Sent: Wednesday, September 9, 2026 12:20 PM
To: Zoning
Subject: APR 26-100209

To whom this may concern, I have been trying to write this email for a few weeks trying to find proof of what I am about to tell you but I will explain what happened and why I couldn't find any proof, but it is all true but kind of hard to believe.

On October on 2025 my sister called my mom to ask her to go with her to get my brother in law who was coming back from Guatemala; my brother in law went to his moms funeral, there was an argument with his siblings about the land (I don't have details on this) and he had to leave, his sibling took all his documents and money he only had his phone, so he wanted to come back so he got together with a bunch of other people that were coming here, (you might have heard of the mass of immigrants coming from South America).

He got on one of those groups, when he was in Guadalajara he was kidnaped by the cartel, they ask my sister for money, they send her a bunch of pictures but I didn't see them, my sister paid part of it and they took him to Juarez, and there they ask for more and more, this went on an on for about two months or a little more.

My sister used all of their savings and some of my mom's savings, and they had to borrow from friends. In November, they threatened to cut him into pieces and drop the pieces into trash bags. That's when my sister reached out to the FBI. They didn't help because he was not a US citizen. But they gave her some advice but I don't know what it was; he was finally let go at the beginning of January. They came back and he was traumatized and also my nephews and sister, they are doing much better now.

My sister and I have not spoken to each other for about 4 years, we don't have a good relationship, my mom has a little better relationship with her but after a few months she went to visit and saw that they had a list of all the people that lend them money, she was not on the list but she gave all her savings to my sister, so she asked if she was going to be put on the list after they paid everybody else that she can wait, but my sister got mad and said that she would because she doesn't want to owe her nothing.

After that, she blocked my mom and has not talked to any of us.

We sent her a text about her providing us with a statement or some proof but we are blocked. My mom does not want to go to her house because she does not want to make things worse.

This has been very difficult for us separately because in February 2025, my other grandmother passed away, my mom's aunt who helped raise her, my mom got depressed and she is doing much better today. She is going to the doctor and we are taking care of her.

If you need my mom or me to come and tell you this in person, we can do that, or if you have any questions, you can call me or email me.

Thank you for reading this. Hopefully, you can approve the extension

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11/03/26 PC AGENDA SHEET

**BANQUET FACILITY
(TITLE 30)**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591-:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	CC	CU	CR	IP	IL
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility						
Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

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

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

Zoning District	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
	S	S	S	S	C	C	C	S	S

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
- (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 10/13/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 11/03/26 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. 12/02/26 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:

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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

- 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.
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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

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
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(702) 289-0196
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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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SEARCHLIGHT

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

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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL (702) 469-1878

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

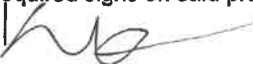
TELEPHONE: (702) 727-6258

CELL (702) 245-5075

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)*

Kelli Van Dette

Property Owner (Print)

09 / 01 / 2026

Date



Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov

Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: *Southwest corner of Dean Martin Drive and Raven Avenue*
("Property")
Text Amendment ("Applications")
Justification Letter

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RE2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PE
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.



The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in black ink that reads "Elizabeth M. Sorokac". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (via email: mdonohue@clarkcountynv.gov)
Zoning (via email: zoning@clarkcountynv.gov)