



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 25, 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 chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

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

Matthew Tramp, Vice Chair
Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chaves70@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 August 11, 2026. (For possible action)
- IV. Approval of the Agenda for August 25, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft & West Flamingo Senior Center Present: Grandparents Day Celebration, Thursday, September 10, from 5:00 p.m. – 7:00 p.m. at West Flamingo Senior Center, 6255 W Flamingo Rd. There will be food, live music, lawn games and bouquet making. Any questions, please call 702-455-7742.
- VI. Planning and Zoning
1. **UC-26-0302-RDXNWP, LLC:**
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) **08/19/26 BCC**
 2. **PA-26-700037-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to amend the Clark County Trails Map - Southwest - Las Vegas Valley of the Clark County Master Plan, along with related text in Appendix A, deleting trail alignments along the Bronco Street alignment between Patrick Lane and Post Road; and along a portion of the Sobb Avenue alignment between El Camino Road and Jones Boulevard and adding new trail alignments along a portion of Patrick Lane between Jones Boulevard and El Camino Road and along the western boundary of APN 163-35-703-007 from Patrick Lane to Sobb Avenue on 24.15 acres. Generally located between Patrick Lane and Post Road and between El Camino Road and Jones Boulevard within Spring Valley. MN/jgh (For possible action) **09/01/26 PC**
 3. **ZC-26-0498-COUNTY OF CLARK(AVIATION):**
ZONE CHANGE to reclassify 24.15 acres from an RS20 (residential single-family) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located north of Post Road and west of Jones Boulevard within Spring Valley (description on file). MN/jgh (For possible action) **09/01/26 PC**

4. **WS-26-0499-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) reduce throat depth; and 3) modified driveway geometrics.
DESIGN REVIEW for a proposed public facility (animal resource center) on a portion of 24.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Jones Boulevard and north of Post Road within Spring Valley. MN/lm/cv (For possible action) **09/01/26 PC**

5. **PA-26-700036-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.52 acres. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/gc (For possible action) **09/15/26 PC**

6. **ZC-26-0484-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**
ZONE CHANGES for the following: 1) reclassify 1.52 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley (description on file). JJ/gc (For possible action) **09/15/26 PC**

7. **VS-26-0485-LIGHTSPEED PROPERTY ENTERPRISE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue and Westwind Road and Lindell Road, and a portion of a right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/cv (For possible action) **09/15/26 PC**

8. **UC-26-0486-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**
USE PERMIT to allow outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics.
DESIGN REVIEW for outdoor storage and display on 1.52 acres in a CG (Commercial General) Zone. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/rr/cv (For possible action) **09/15/26 PC**

9. **VS-26-0454-D W W F C F, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Buffalo Drive, and Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rp/cv (For possible action) **09/15/26 PC**

VII. General Business

1. Take public input regarding suggestions for FY2026 – FY2027 budget request(s) and finalize recommendations. (For possible action)

- 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: Next Meeting Date. September 8, 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

August 11, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair EXCUSED Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED Jayson Dagher 702-455-64-88 jayson.dagher@clarkcountynv.gov PRESENT	

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

Steven DeMeritt, 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 **July 28, 2026**, Minutes (For possible action)

Motion by: Justine McDowell
Action: **APPROVE** as published
Vote: 4-0/Unanimous

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

Motion by: Kriselle Gabriel
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)
 - Jayson Dagher gave updates on the Construction Projects in Spring Valley.
 - September 5, 2026, at Desert Breeze Community Center, Dog Daze Aquatics registration closes on September 1, 2026, 7am to 10:30am, cost is \$10.00 dog.

VI. Planning & Zoning

1. **UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action) 08/18/26 PC

Motion: by: **Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

2. **UC-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:**
USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley. MN/tpd/cv (For possible action) 08/18/26 PC

Motion: by: **Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

3. **WS-26-0390-BARTON, BRIDGET & JAMES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within a Neighborhood Protection (NPO) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/rp/cv (For possible action) 08/18/26 PC

Motion: by: **Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

4. **UC-26-0424-GARDEN FOUNDATION INC & MARSON JAN T:**
USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/bb/kh (For possible action) 09/01/26 PC

Motion: **by: Krisell Gabriel**
Action: **APPROVE with staff conditions**
Vote: **4-0/Unanimous**

5. **ZC-26-0427-SELCO LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley (description on file). MN/jgh (For possible action) 09/02/26 BCC

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

6. **VS-26-0428-SELCO LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road (alignment) and Tenaya Way and Pioneer Way within Spring Valley (description on file). MN/jl/kh (For possible action) 09/02/26 BCC

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

7. **WS-26-0429-SELCO LAND HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed office warehouse building on 1.91 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh (For possible action) 09/02/26 BCC

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

VII General Business

- **Jayson Dagher noted requests from the Spring Valley Town Board member for the FY2025-FY2026 budget requests.**

VIII. Public Comment:

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.

IX. Next Meeting Date:

The next regular meeting will be August 25, 2026, at 6:00 pm at the Desert Breeze Community Center.

X Adjournment:

Motion by Randy Okamura

Action: **ADJOURN** meeting at 7:25 p.m.

Vote: **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0302-RDXNWP, LLC:

HOLDOVER USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.

DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-510-003 through 163-36-510-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate electric vehicle (EV-capable) charging spaces where 62 spaces are required per Table 30.04-5.
- b. Eliminate electric vehicle (EV-installed) charging spaces where 8 spaces are required per Table 30.04-5.
2. a. Reduce the throat depth for the northwest driveway along Russell Road to 15 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Reduce the throat depth for the northeast driveway along Russell Road to 73 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 3% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.02 (proposed ice rink)/10.85(total)
- Project Type: Recreation facility (ice rink)
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 102,980 (57,547 lower level/45,433 upper level)
- Parking Required/Provided: 309/445 (per the provided parking demand study)

- Sustainability Required/Provided: 7/7

History & Site Plan

The original application, ZC-1542-06 approved in December 2006, included 7 commercial buildings throughout the shopping center. Currently, 4 buildings have been constructed along Russell Road and Decatur Boulevard, while a 7.02 acre portion along the west side (APN 163-36-510-005) has remained undeveloped. The applicant is proposing to develop the undeveloped parcel as a recreational and entertainment facility. The proposed recreation facility will include a commercial ice rink with access from 3 driveways along Russell Road and 3 driveways along Decatur Boulevard. The 2 western most driveways along Russell Road are included in this application and are the subject of 2 waiver requests for reduced throat depths. The eastern most driveway on Russell Road and driveways on Decatur Boulevard were previously built to accommodate the existing commercial uses within the shopping center. The proposed ice rink is located in the central part of the parcel and set back over 200 feet from Russell Road and Decatur Boulevard. The majority of the new parking spaces are located north and west of the ice rink. 8 accessible parking spaces are located at the northwest entrance of the ice rink. A loading zone is located at the west side of the building, and a dedicated loading dock with storage is shown on the south side of the building with lower access to the interior of the ice rink for employee access and equipment access. A small area of outdoor storage is shown in an open air space below grade and adjacent to the loading dock ramp at the south side of the building. This outdoor storage is subject of a special use permit with this request. The maximum outdoor storage area is 4,240 square feet and is not visible from adjacent properties or public right-of-way. Lastly, a 30,857 square feet rectangle area located at the northwest corner of the subject parcel has been marked as future development.

Landscaping

The landscape plan depicts a detached sidewalk along Russell Road with medium and large trees located outside of utility easement areas at every 20 feet to 30 feet, based on tree size. Parking lot trees are provided for every 6 parking spaces in landscape islands or planter areas for the majority of the site. There are 47 parking lot trees are required with 65 trees provided.

Elevations

The elevations depict a stucco sided building with metal accent bands, metal canopies over entry doors and windows, and low emissivity tinted glass at the main entrance. The outer structure has a variable roof height, wall returns and variation in façade colors. The tallest portion of the building is set back from the outer façade with a step back appearance.

Floor Plans

The floor plans and interior cross sections of the building depict a sunken 1st floor lower level of the ice arena which includes the main ice and practice ice, along with locker rooms, offices, laundry, spectator seating, scorekeepers bench, equipment, Zamboni storage, and a 623 square foot loading zone at the bottom of the loading dock ramp. The below grade, open air, outdoor storage area is located at this lower level adjacent to the loading dock. The upper concourse level includes spectator seating, restrooms, storage, ticketing offices, restaurant space, kitchen, strength and conditioning room, refrigeration mechanical equipment, and spectator suites. A

1,568 square foot outdoor dining and drinking area is shown adjacent to the restaurant/kitchen spaces on the north side of the building.

Applicant's Justification

The ice arena will be used primarily for hockey and will be located behind existing commercial buildings located adjacent to Russell Road and Decatur Boulevard. A parking demand study was provided to justify the increased parking. The restaurant is limited to use during the hours of operation for the ice arena and not open to the public as a separate use. The existing commercial parking areas are under the same ownership and parking can be shared depending on hours of operation and need. The site meets 7 out of 7 required sustainability points, including additional trees, low water use, cool roof, and canopy shade cover over entry areas. The west side Russell Road access and reduced throat depth request is justified due to the proposed use being limited to the ice arena and not general commercial uses. The eastern driveway is unlikely to be used for access to the ice arena with primary access taking place at the west driveway. The applicant states the waiver to eliminate the EV capable/installed spaces should be acceptable due to the lack of demand for these spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0091	Waiver of development standards for a restaurant with drive-thru and reduced throat depth	Approved by BCC	May 2024
VS-23-0257	Vacation and abandonment for easement and right-of-way	Approved by PC	July 2023
WS-23-0255	Waiver of development standards for a convenience store, gasoline station, and restaurant	Approved by PC	July 2023
DR-1665-06 (ET-0348-08)	First extension of time of a design review to commence an office/retail complex	Approved by PC	January 2009
DR-1665-06	Design review for an office/retail complex	Approved by PC	January 2007
TM-0494-06	Tentative map for a 1 lot commercial subdivision	Approved by PC	January 2007
VS-1672-06	Vacated and abandoned a portions of right-of-way being to construct detached sidewalks	Approved by PC	January 2007
ZC-1543-06	Zone change from M-D to C-2 (now CG) for a shopping center	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IP (AE-60)	Commercial development & undeveloped
East	Business Employment	CG & IP (AE-60)	Commercial development
South	Business Employment	IP (AE-60)	Industrial

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP & RS20 (AE-60)	Flood channel, industrial & 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

Use Permit

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

The outdoor storage proposed with this plan is limited to a small area that is sunken below grade and surrounded on 3 sides by walls. The outdoor storage area, while not for outdoor display, is accessory to the recreation facility and ice arena. Additionally, it will not be visible from the public rights-of-way. Therefore, staff could support the outside storage; however, since we are not supporting the design review or waivers staff cannot support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The EV capable spaces are primarily for future use but do involve installation of infrastructure for future connection. The applicant has stated that there is no demand for the EV spaces with this use. Staff finds that the current use of electric vehicles by the public and potential for growing availability are likely to lead to increased demand for electric vehicle parking spaces. The nature of ice arena activities lead to longer parking time than traditional retail uses. Staff finds that the elimination of all EV-installed and capable charging spaces to be excessive and does not meet the intent of the Code; therefore, staff cannot support the waiver of development standards.

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 ice arena is compatible with the surrounding area and harmonious with the existing development. The elevations and design characteristics are consistent with the surrounding area and are not unsightly or undesirable. The proposed design has the elements required by Title 30 and meets the basic elements of the Clark County Master Plan Goal SV-5 to minimize conflicts with intensive uses in Spring Valley. However, since staff does not support the elimination of EV parking spaces and the site layout will need to be redesigned in order to accommodate electric vehicle parking, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Although the throat depth for the commercial driveways on Russell Road do not comply with the minimum standard, the applicant worked with staff to extend the ingress throat depth for both driveways which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #2; denial of the use permit, waiver of development standard #1, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Outdoor storage limited to the area shown on plans;
- 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.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0517-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 6
PROTESTS: 5

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/19/26 – per the applicant.

APPLICANT: RDX NWP, LLC

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0302__

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

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

Date 6/9/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 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: 7/8/2026 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>

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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.
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100553
ASSESSOR PARCEL #(s): 183-36-510-005

PROPERTY ADDRESS/ CROSS STREETS: Russell and Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a proposed recreation facility (hockey arena)

*Waiver of Development Standards for throat depths + & parking
Use Permit for Outside Storage*

PROPERTY OWNER INFORMATION

NAME: RDX NWP, LLC
ADDRESS: 5055 W. Patrick Lane Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: RDX NWP, LLC
ADDRESS: 5055 W. Patrick Lane Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 000-000-000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)

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

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

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


Property Owner (Signature)*

Michael Dean
Property Owner (Print)

4/14/24
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 15, 2026

VIA UPLOAD

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

***Re: Justification Letter –Design Review for a Recreational or Entertainment Facility (Hockey Facility), Special Use Permit for Outdoor Storage and Waivers of Development Standards
APN: 163-36-510-006(project) (163-36-510-003,004 & 006 for shared parking)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to build a hockey facility located on approximately 7.02 acres of property located at the southwest corner of Russell Road and Decatur Boulevard. The property is more particularly described as APN: 163-36-510-006 (the "Site"). As such, the Applicant is requesting a design review, special use permit with related waivers for the proposed project.

DESIGN REVIEW

Under Title 30.03.06(F)(5), the proposed hockey facility is characterized as a recreational or entertainment facility. In a CG zone district, a recreational or entertainment facility (hockey facility) is permitted. The special use permit is appropriate for the following reasons:

- The Site is zoned CG.
- The proposed use is limited to indoors only.
- The Site is accessible from both Russell Road and Decatur Boulevard, both 100-foot rights-of-way.
- The entire Russell Road corridor from Decatur to the I-15 is zoned CG, IP, IL, or CR and developed with commercial and industrial warehousing.
- The entire Decatur Boulevard corridor from the 215 to Tropicana Avenue is zoned CG, IP, or IL and developed with commercial and industrial warehousing.

Therefore, a recreational or entertainment facility (hockey facility) is a compatible use to existing surrounding zoning districts and established uses.

The proposed hockey rink will be approximately 102,980 square feet with two levels. The lower level will be approximately 57,547 square feet and the concourse level will be approximately 45,433 square feet. On the lower level of the hockey facility there will be a 16,624 square foot main ice rink and a 16,582 square foot practice ice rink. The main ice rink will have a seating capacity of 1,228 seats plus 38 suite seats. The practice rink's seating capacity will be 244 seats. The lower level will also include locker rooms, offices, medical area, and parking for two (2) Zamboni machines. The concourse level will include food and beverage venues with kitchen, men's and women's restrooms, a 3,002 square foot strength and condition area, concession areas, and access to the venue seating and suites. The building will be approximately 40-feet in height. The building will be highly articulated with enhanced finishes such as corrugated metal band, canopies, metal terrace fencing, wood look pergola, and glass finishes.

The hockey facility will be located behind existing office buildings facing Decatur Boulevard and Russell Road. Access to the Site is from several existing driveways and shared access points along Decatur Boulevard and Russell Road. The Applicant is proposing an additional driveway along Russell Road at the northwest corner of the Site. The parking lot will be evenly dispersed. The parking lot will provide parking lot landscape islands.

The hockey facility will provide 286 parking spaces where 468 parking spaces are required. However, pursuant to Title 30.04.04(F)(8), the Applicant is submitting, concurrently with this application, a parking demand study prepared by Lochsa Engineering. As the study shows, the 291 parking spaces are adequate for the following reasons:

- The food and beverage, concessions, strength and conditioning, and offices are all supportive of or ancillary to the hockey facility use and not separate uses.
- The existing commercial subdivision currently has 155 parking spaces.

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

- Landscaping
 - Title 30.04.05(J)(3)(i) – The Site will provide at least 10% or more trees than required. As such, this equals *1 point*.
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(b) – The building will provide shade structures. As such, this equals *3 points*.

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

SPECIAL USE PERMIT

- **Allow Outside Storage**

The Applicant is requesting an outdoor storage area located at the southeast corner of the building. The outdoor storage is sunken next to the loading dock area. The storage area is not visible from any rights-of-way or neighboring properties. Therefore, outdoor storage is appropriate.

WAIVERS OF DEVELOPMENT STANDARDS

- **Reduced Throat Depth (Standard Drawing 222.1)**

The required driveway throat depth for the Site is 75-feet. The Applicant is requesting to reduce the throat depth for the west driveway to 0-feet and the east driveway to 13-feet, respectively. For the west driveway, to the west of the west driveway is undeveloped property and the west driveway is not intended to be used for normal business operation. Therefore, the west driveway throat depth will not create any traffic conflicts. With respect to the east driveway, the first point of conflict is a drive aisle to the west where only 50 parking spaces, or 17%, of the 291 parking spaces will be located. Due to the distance of the parking spaces to the main building, it is anticipated that these parking spaces will be used less frequently than the parking spaces closer to the main building. During events where attendance is anticipated to be high and the parking lot full, the Applicant will implement a traffic management service to control traffic to and from the Site. Therefore, the reduced throat depths for the west and east driveways will not negatively impact the Site or stack vehicles in the rights-of-way.

- **Eliminate EV Capable and Installed Parking Spaces (Title 30.04.04(H)(4)(v))**

With the Site providing 286 parking spaces, pursuant to Title 30.04.04(H)(4)(v), the Site is to provide 9 installed EV parking spaces and 72 capable EV parking spaces. The Applicant is requesting a waiver to eliminate the requirement to provide EV capable and installed parking spaces. The waiver is appropriate as the EV required parking would take away overall parking opportunities. Additionally, the required infrastructure to provide EV installed or capable parking

spaces is not justified due to the lack of demand for these parking spaces.

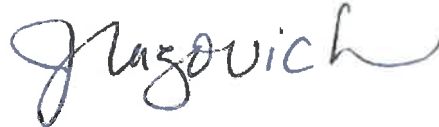
- **Loading Docks**

The applicant is requesting to reduce the required loading docks/spaces required from five (5) to two (2). The applicant is a single tenant user and has designed the project with a large loading dock to accommodate all deliveries to the project. The loading dock is sunken and will house the trash enclosure and outside storage to limit

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "JLazovich". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Jennifer Lazovich

JL/ajc/amp

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700037-COUNTY OF CLARK(AVIATION):

PLAN AMENDMENT to amend the Clark County Trails Map - Southwest - Las Vegas Valley of the Clark County Master Plan, along with related text in Appendix A, deleting trail alignments along the Bronco Street alignment between Patrick Lane and Post Road; and along a portion of the Sobb Avenue alignment between El Camino Road and Jones Boulevard and adding new trail alignments along a portion of Patrick Lane between Jones Boulevard and El Camino Road and along the western boundary of APN 163-35-703-007 from Patrick Lane to Sobb Avenue on 24.15 acres.

Generally located between Patrick Lane and Post Road and between El Camino Road and Jones Boulevard within Spring Valley. MN/jgh (For possible action)

RELATED INFORMATION:

APN:
163-35-703-007

EXISTING LAND-USE PLAN:
SPRING VALLEY - PUBLIC USE

BACKGROUND:
Applicant's Justification

The applicant indicates that this application is a request for an amendment to realign a future planned multi-use & equestrian trail on the Southwest-Las Vegas Valley Trails Map of the Clark County Master Plan. Per the Trails Master Plan, a future trail crossing is proposed through the middle of the above-mentioned parcel, which would impact a proposed development on the southeastern portion of the parcel, and impact potential future development of the remaining parcel area.

The applicant requests approval to reroute the planned equestrian trail to provide a more functional alignment. The proposed project is limited to an approximately 8.83 acre portion located at the southeast corner of the parent parcel, at the intersection of W. Post Road and S. Jones Boulevard. The remaining approximately 15.32 acres are not proposed for development currently.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Vacant, single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment & Neighborhood Commercial	IP & CP (AE-60)	Office/warehouse facility & office complex
East	Neighborhood Commercial	RS20 & CP (AE-65)	Place of worship, congregate care facility & hospice
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single family residence

Related Applications

Application Number	Request
WS-26-0499	A waiver of development standards for an animal resource center is a companion item on this agenda.
ZC-26-0498	A zone change from rS20 to PF zoning 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.

Staff can support the request for an amendment to realign a future planned multi-use & equestrian trail on the Trails Map of the Master Plan. The proposed trail amendment will align better with the planned development while also accommodating pedestrians. There is a system of proposed multi-use and equestrian trails to the north and west of the site and the alternative trail alignment will facilitate the County's goals of connecting proposed and existing trail segments, improving the trail user experience, increasing safety, and creating more public facilities in Spring Valley. Additionally, the proposed realignment of the trails will allow for more flexibility for the future development of the parcel. For these reasons, staff finds the request appropriate.

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 September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION

CONTACT: WENDY SUN, 314 SOUTH WATER STREET, HENDERSON, NV 89015

Trail Alignment Planned Amendment PA-26-700037

DRAFT



Current Trail Alignment



Requested Trail Alignment

Parcel

Clark County Trails

- Equestrian, Existing
- ... Equestrian, In Development
- Equestrian, Future
- Multi-Use and Equestrian, Existing
- ... Multi-Use and Equestrian, In Development
- Multi-Use and Equestrian, Future
- Multi-Use Non Equestrian, Existing
- ... Multi-Use Non Equestrian, In Development
- Multi-Use Non Equestrian, Future
- ... Off Highway Vehicle, In Development
- Trailhead Entrance, Existing
- Other

Spring Valley Clark County, Nevada

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): PA-26-700037

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/1/26 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: 9/16/26 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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Winchester Community Center
3130 S. McLeod, Las Vegas

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Planning Commissioner	Phone	County Commissioner	District
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*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 # 26-101247

ASSESSOR PARCEL #(s): 16335703007

PROPERTY ADDRESS/ CROSS STREETS: NW Corner of W. POST Rd & S Jone Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Planning Amendment - Trails Realignment,
Zone Change - From RS 20 to Public Facility (PF) zone.
Waiver of Standards / Design Review for new 38,000 sq.ft Clark County Animal Resource Center.

PROPERTY OWNER INFORMATION

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Wendy Sun

ADDRESS: 314 S water street

CITY: Henderson

STATE: NV

ZIP CODE: 89015

TELEPHONE: 7024563000

CELL

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Shauna Bradley (Clark County)

Property Owner (Print)

7/20/2026

Date



a MOREgroup brand

July 23th, 2026

Clark County Comprehensive Planning Department

500 South Grand Central Parkway

Las Vegas, NV 89106

RE: Letter for A New Clark County Animal Resource Center (APN 163-357-030-07) - PA

Dear Clark County Comprehensive Planning,

On behalf of Clark County Real Property Management, TSK Architects is pleased to submit the attached supporting documents in support of Planning Trails Amendment for a new Animal Resource Center.

The parent parcel (APN 163-35-703-007) comprises approximately 24.15 acres and is owned by the Clark County Department of Aviation. The parcel is generally bounded by W Patrick LN to the north, S Jones Blvd to the east, and W Post Road to the south. The proposed project is limited to an approximately 8.83-acre portion located at the southeast corner of the parent parcel, at the intersection of W Post Road and S Jones Boulevard. The remaining approximately 15.32 acres are not included within the scope of this application and are not proposed for development at this time.

Trails Amendment

This application requests a Trails Amendment to realign the future planned multi-use & equestrian trail. Per the Trails Master Plan, a future trail crossing is proposed through the middle of the parcel, which would impact the proposed development and potential future development of the remaining parcel area.

The applicant requests approval to reroute the future planned equestrian trail to provide a more functional alignment. The proposed realignment would extend west along West Patrick Lane, then continue south to the east of parcels APNs 163-35-703-002, 163-35-703-004, 163-35-703-013, and 163-35-703-014, before turning west along Sobb Ave. (existing location) and reconnecting with the planned trail alignment. The rest planned trails within the parcel APN 163-357-030-07 to be removed.

Thank you for your time and consideration in reviewing this application. Please feel free to contact our office with any questions or if additional information is needed to support the review of this application.

Sincerely,




Wendy Sun, AIA, LEED AP bd+c, ASC, NCARB | Managing Principal

314 south water street | henderson, nv | 89015

702.456.3000 | wendy.sun@tska.com | tska.com

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0498-COUNTY OF CLARK(AVIATION):

ZONE CHANGE to reclassify 24.15 acres from an RS20 (residential single-family) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located north of Post Road and west of Jones Boulevard within Spring Valley (description on file). MN/jgh (For possible action)

RELATED INFORMATION:

APN:

163-35-703-007

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.15
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the parcel is currently undeveloped and owned by Clark County. The requested zone change is necessary to facilitate the development of a public facilities site that will serve as an animal resource center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Vacant, single-family residential
South	Business Employment & Neighborhood Commercial	IP & CP (AE-60)	Office/warehouse facility & office complex
East	Neighborhood Commercial	RS20 & CP (AE-65)	Place of worship, congregate care facility & hospice
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residence

Related Applications

Application Number	Request
PA-26-700037	A plan amendment for a trail alignment and animal resource center is a companion item on this agenda.
WS-26-0499	A waiver of development standards and design review for an animal resource center 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. PF zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the PF zoning district is established in order to provide for the location and development of sites suitable for necessary public and semi-public uses. Staff finds that the requested zone change will not have a negative impact to the surrounding area. For these reasons, staff finds the request for PF zoning is appropriate for this location.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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**

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION

CONTACT: WENDY SUN, 314 SOUTH WATER STREET, HENDERSON, NV 89015



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): ZC-26-0498

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/1/26 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: 9/16/26 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.
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- 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.
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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.

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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 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 # 26-101247

ASSESSOR PARCEL #(s): 16335703007

PROPERTY ADDRESS/ CROSS STREETS: NW Corner of W. POST Rd & S Jone Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Planning Amendment - Trails Realignment,
Zone Change - From RS 20 to Public Facility (PF) zone.
Waiver of Standards / Design Review for new 38,000 sq.ft Clark County Animal Resource Center.

PROPERTY OWNER INFORMATION

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Wendy Sun

ADDRESS: 314 S water street

CITY: Henderson

STATE: NV

ZIP CODE: 89015

TELEPHONE: 7024563000

CELL

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Shauna Bradley (Clark County)

Property Owner (Print)

7/20/2026

Date



July 23th, 2026

Clark County Comprehensive Planning Department

500 South Grand Central Parkway

Las Vegas, NV 89106

RE: Justification Letter for A New Clark County Animal Resource Center (APN 163-357-030-07) - ZC

Dear Clark County Comprehensive Planning,

On behalf of Clark County Real Property Management, TSK Architects is pleased to submit the attached plans and supporting documents in support of a Zone Boundary Amendment (Zone Change) application for the development of a new Animal Resource Center.

This application requests a Zone Boundary Amendment for parcel APN 163-35-703-007 from R-20 (Residential Single-Family 20) with a Planned Land Use designation of Public Use (PU) to P-F (Public Facility). The parcel is currently vacant and owned by Clark County.

The requested zone change is consistent with the Planned Land Use designation and aligns with the zoning designation typically utilized by the County for the development of public facilities. Clark County has no intent to subdivide the existing 24.15-acre parcel.

Thank you for your time and consideration in reviewing this application. We believe the proposed facility will enhance the appearance of the surrounding area while improving the ability of the Clark County Animal Protection Department to provide essential services to the Las Vegas community. We respectfully request favorable consideration of this application for, Zone Boundary Amendment. Please feel free to contact our office with any questions or if additional information is needed to support the review of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendy Sun".

The logo for TSK Architects, featuring the lowercase letters "tsk" in a bold, red, sans-serif font.

Wendy Sun, AIA, LEED AP bd+c, ASC, NCARB | Managing Principal
314 south water street | henderson, nv | 89015
702.456.3000 | wendy.sun@tska.com | tska.com

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0499-COUNTY OF CLARK(AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) reduce throat depth; and 3) modified driveway geometrics.

DESIGN REVIEW for a proposed public facility (animal resource center) on a portion of 24.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located west of Jones Boulevard and north of Post Road within Spring Valley.
MN/lm/cv (For possible action)

RELATED INFORMATION:

APN:

163-35-703-007 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights) along Patrick Lane where required per Section 30.04.08C.
 - b. Waive full off-site improvements (paving, curb, gutter, sidewalks, and streetlights) along Sobb Avenue where required per Section 30.04.08C.
2.
 - a. Reduce the throat depth for the driveway along Jones Boulevard to 78 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 22% reduction).
 - b. Reduce the throat depth for the driveway along Post Road to 53 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 47% reduction).
 - c. Reduce the throat depth for the driveway along Post Road to 68 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 32% reduction).
3. Reduce the departure distance along Post Road to 169 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.15 (portion)
- Project Type: Public facility (Animal Resource Center)

- Number of Stories: 1
- Building Height (feet): 26.5
- Square Feet: 37,9963 (main building)/1,368 (temporary holding)/ 400 (generator enclosure)
- Parking Provided: 211 (179 visitor/32 secured)
- Sustainability Required/Provided: 7/9

Site Plan

The plans depict a proposed Animal Resource Center located on the southeasterly 9 acre portion of the existing parcel, with access from Jones Boulevard and Post Road. Within the project area, the building is centrally located and surrounded by both visitors and secure parking. The southeast side of the building includes small dog runs for meet-and-greet activities. A temporary outdoor holding yard is located west of the building and includes a covered washout area on the north side of the building for vehicle washing and cleaning, as well as a generator enclosure. The northwest portion of the project area is secured for back-of-house operations.

Landscaping

Street landscaping with a detached sidewalk is provided along Jones Boulevard and Post Road within the project area. All parking lot areas include landscaping. A landscape buffer is located along the west and north sides of the project area. The remaining portions of the site will be landscaped with future development. Perimeter fencing for the project area consists of decorative block walls and decorative fencing.

Elevations

The plans depict a 1 story structure, 26.5 feet in height, featuring metal roof and metal panel cladding, along with perforated metal screening elements. Kennel areas consist of block construction with interior insulation system. The temporary holding rescue building consists of metal panels.

Floor Plans

Main building designed with separate areas for dog, cat, and veterinary care zones, administrative offices, and back-of-house support spaces. The facility is designed to accommodate up to 192 animals, with future potential for expansion and possible emergency shelter capacity. The primary entrance faces east, with separate intake and veterinary entrances located on the north side of the building. Back-of-house functions are situated on the west side of the building. Adjacent to the east main entrance is a multipurpose community room. Storefront window and door systems are used throughout the building. The temporary holding rescue building consists of 1,368 square feet and contains animal enclosure pens.

Applicant's Justification

The applicant indicates that the use is needed to provide sufficient animal resources and support for the community. The community room is designed to accommodate outreach programs, educational activities, adoption events, and animal meet-and-greet opportunities. The kennel areas are designed to provide acoustic performance and thermal control to support animal care operations. Off-sites are designed to align with nearby developments and allow for future expansion.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Vacant, single-family residential
South	Business Employment & Neighborhood Commercial	IP & CP (AE-60)	Office/warehouse facility & office complex
East	Neighborhood Commercial	RS20 & CP (AE-65)	Place of worship, congregate care facility & hospice
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residence

Related Applications

Application Number	Request
PA-26-700037	A plan amendment for a trail alignment and animal resource center is a companion item on this agenda.
ZC-26-0498	A zone change from RS20 to to PF for an animal resource center 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 animal resource center facility will provide a community resource that is vital to residents of Clark County. A key benefit of the project is the improved ability to provide services

and personnel from purpose-built facility. For these reasons, staff finds that the request, as designed, is appropriate for this location.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to not install full off-site improvements along Patrick Lane and Sobb Avenue. Full off-site improvements will be installed with future development of the site.

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the Jones Boulevard and Post Road commercial driveways. Although the throat depth does not comply with the minimum standard, staff finds that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site.

Waiver of Development Standards #3

Although the departure distance for the Post Road commercial driveway does not comply with the minimum standard, staff finds the location allows vehicles to safely access the site. Therefore, staff has no objection to the reduction in departure distance.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of a cul-de-sac for Sobb Avenue.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
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Fire Prevention Bureau

- No comment.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION**CONTACT:** WENDY SUN, 314 SOUTH WATER STREET, HENDERSON, NV 89015,



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): WS-26-0499

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

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PLANNING COMMISSION (PC)

Date: 9/1/26 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:

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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
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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

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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

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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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 # 26-101247

ASSESSOR PARCEL #(s): 16335703007

PROPERTY ADDRESS/ CROSS STREETS: NW Corner of W. POST Rd & S Jone Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Planning Amendment - Trails Realignment,
Zone Change - From RS 20 to Public Facility (PF) zone.
Waiver of Standards / Design Review for new 38,000 sq.ft Clark County Animal Resource Center.

PROPERTY OWNER INFORMATION

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Clark County

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-8348

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Wendy Sun

ADDRESS: 314 S water street

CITY: Henderson

STATE: NV

ZIP CODE: 89015

TELEPHONE: 7024563000

CELL

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Shauna Bradley (Clark County)

Property Owner (Print)

7/20/2026

Date



a MOREgroup brand

July 29th, 2026

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89106

**RE: Justification Letter for A New Clark County Animal Resource Center (APN 163-357-030-07) –
Design Review and Waiver of Development Standards (DR & WS)**

Dear Clark County Comprehensive Planning,

On behalf of Clark County Real Property Management, TSK Architects is pleased to submit the attached plans and supporting documents in support of a Design Review and Waiver of Development Standards application for a new Animal Resource Center.

The parent parcel (APN 163-35-703-007) comprises approximately 24.15 acres and is owned by the Clark County. The parcel is generally bounded by W Patrick LN to the north, S Jones Blvd to the east, and W Post Road to the south. The proposed project is limited to an approximately 8.83-acre portion located at the southeast corner of the parent parcel, at the intersection of W Post Road and S Jones Boulevard. The remaining approximately 15.32 acres are not included within the scope of this application and are not proposed for development at this time.

Waiver of Development Standards:

We are also respectfully requesting (4) waivers on the following Public Works related items:

1) Title 30, Chapter 30.04.08 C – Off-Site Improvement along West Patrick Lane and Sobb Avenue

We are requesting to waive the installation of full off-site (detached sidewalk, curb, gutter, streetlight and partial paving) along Patrick Lane and full off-site (detached sidewalk, curb, gutter, streetlight and partial paving) for portion of the cul-de-sac along Sobb Avenue.

2) RTC Uniform Standard Drawings 222.1 – Commercial and Multi-Family Driveway Geometrics – Reduce the Throat Depth along South Jones Boulevard

The proposed driveway along South Jones Boulevard provides a throat depth of +/- 78'-1", where 100' is required for the proposed 211 parking spaces. Due to site constraints, the full required throat depth cannot be achieved. Nearby developments (APNs 163-35-810-003, 163-35-810-002, and 163-35-813- 001) provide approximately 25' driveway throat depths along South Jones Boulevard while serving more than 200 parking spaces.



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3) RTC Uniform Standard Drawings 222.1 – Commercial and Multi-Family Driveway Geometrics – Reduce the Throat Depth along West Post Road

The two proposed driveways along West Post Road provide throat depths ranging from +/- 53'-4" to 68'-2", where 100' is required for the proposed 211 parking spaces. Due to site constraints, the full required throat depth cannot be achieved. Nearby developments (APNs 163-35-810-003, 163-35-810-002, and 163-35-813-001) provide approximately 25' driveway throat depths along West Post Road while serving more than 200 parking spaces.

4) RTC Uniform Standard Drawings 222.1 – Commercial and Multi-Family Driveway Geometrics – Reduce departure side along West Post Road

Per RTC standard drawing, 190' departure side required for West Post Road, 169' +/- provided. The proposed driveway location is intended to align with the existing driveways serving the developments on APNs 163-35-810-003 and 163-35-810-002 across West Post Road.

Design Review

This application requests a Design Review for the development of a new approximately 37,993-square-foot Animal Resource Center with an associated approximately 1,368-square-foot temporary outdoor holding and secure pickup area, parking spaces, drive aisles, landscaping, utilities, a trash enclosure, dog exercise yards, monument signs, and related site improvements to support the facility's operations. The proposed facility is designed to accommodate up to 192 animals, with future availability for expansion & possible emergency shelter area.

The primary site entrance on S Jones Blvd provides public access and accommodates service vehicles, including trash collection and back-of-house operations, through secured entry and exit gates. Two driveways on West Post Road, aligned with the existing commercial driveways across the street, provide convenient access to the public parking area. Site zones will be maintained at all driveways and intersections.

The main building is organized into functional areas, including dedicated dog, cat, and veterinary care zones, staff and administrative offices, and back-of-house support spaces. The primary public entrance is located on the east elevation facing South Jones Boulevard. Separate intake and veterinary entrances are provided on the north side of the building to facilitate operational efficiency and the safe intake and treatment of animals. The back-of-house functions are located along the west side of the building, where window openings are minimized to enhance security, reduce solar heat gain, and limit potential impacts on adjacent service areas.

A key feature of the facility is an approximately 2,600-square-foot multipurpose community room located adjacent to the main entrance. The space is designed to support community outreach programs, educational activities, adoption events, and animal meet-and-greet opportunities. Outside of normal shelter operations, the multipurpose room may also be made available for community use through a reservation or rental program, subject to County policies and operational requirements.



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The proposed facility is single story and the overall highest roof element reaching 26'-3". The building will generally be constructed with steel stud framing, aluminum metal panel cladding, and perforated metal screening elements. The primary roof material is a standing seam metal roof system with a Solar Reflectance Index (SRI) value greater than 78 to improve energy efficiency and reduce heat gain.

The kennel areas will utilize CMU block construction with an interior insulation system to provide durability, acoustic performance, and thermal control appropriate for animal care operations.

At the main entrance and secondary entrance areas, rusted metal panels featuring animal-themed perforated cutouts will be incorporated to create a welcoming, animal-friendly character and reinforce the facility's purpose. All exterior windows and storefront systems will utilize Low-E glazing to improve energy performance and occupant comfort.

The Temporary Outdoor Holding Rescue Pickup Area is a single-story accessory building located west of the proposed Animal Resource Center. The building is constructed of CMU and provides temporary indoor holding space for animals. A temporary outdoor holding yard is located south of the building to accommodate temporary outdoor animal holding. A covered washout area is provided on the north side of the building for vehicle washing and cleaning.

The site provides a total of 211 parking spaces, including 179 public spaces, twelve (12) oversized staff spaces (9' x 27'), and twenty (20) standard staff spaces (9' x 18'). Seven (7) ADA-accessible parking spaces are provided in accordance with applicable requirements. Seven (7) short-term bicycle parking spaces are also provided. Additionally, Two (2) loading zones are provided at the north of building for receiving deliveries.

Landscape is provided along S Jones Blvd & W Post Rd. Landscape buffer with min. width 17' is provided along the west property line adjacent to APN 163-35-703-009 and the west and north sides of the development site. The remainder parts of the parcel to the west and north will be landscaped with future development.

The perimeter fencing will consist of CMU walls and decorative fencing, as appropriate for the location and site conditions.

The primary site lighting will consist of 25-foot-tall site lighting poles with shielding in accordance with Title 30.04.07.B.4. Three-foot bollard lights will be provided as the primary lighting source along pedestrian walkways within the secured areas.

This Design Review application also includes (2) CMU-monument signs, security rolling gate, and other related site improvements as part of the overall project scope.



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Sustainability:

The proposed development will meet the following suitability goals:

- Tree: Provide **10% more** than required by Title. **(1 pt)**
- Water-efficient Planning: Provide **95% +** of plants with **low or very low water needs**. **(1 pt)**
- Landscape buffer: Exceed buffer width by **10% (0.5 pt)**
- Cool Roofs: Provide roof with **SRI $\geq$ 78** for low-sloped roofs (<2:12) **(1 pt)**
- Shade Structures: Provide shade **over 75% of south/west window & Doors** **(2pt)**
- Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. **(0.5pt)**
- Non-Residential Ventilation: Provide floor-to-ceiling heights of **11 feet** on all floors. **(0.5pt)**
- Low-emissivity Glass: Provide on all south & west facing windows. **(0.5pt)**
- Alternative Energy: battery backup is provided. **(2 pts for providing one of the three)**
- with total points: **9**

Thank you for your time and consideration in reviewing this application. We believe the proposed facility will enhance the appearance of the surrounding area while improving the ability of the Clark County Animal Protection Department to provide essential services to the Las Vegas community. We respectfully request favorable consideration of this application for Design Review and associated Waivers of Development Standards. Please feel free to contact our office with any questions or if additional information is needed to support the review of this application

Sincerely,

Wendy Sun, AIA, LEED AP bd+c, ASC, NCARB | Managing Principal

314 south water street | henderson, nv | 89015

702.456.3000 | wendy.sun@tska.com | tska.com

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700036-LIGHTSPEED PROPERTY ENTERPRISE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.52 acres.

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

RELATED INFORMATION:

APN:

163-12-103-013

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.52
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that Spring Valley has experienced both exponential and continuous commercial and industrial growth and allowing Neighborhood Commercial (NC) on the site would be beneficial to businesses. Neighborhood Commercial (NC) is highly compatible with the existing adjacent land uses both functionally and aesthetically.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to establish the RNP-I Overlay within Spring Valley	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential and undeveloped

Related Applications

Application Number	Request
ZC-26-0484	A zone change from RS20 to CG and to remove the NPO-RNP Overlay is a companion item on this agenda.
VS-26-0485	A vacation and abandonment for an easement and a portion of right-of-way is a companion item on this agenda.
UC-26-0486	A use permit, waivers of development standards, and design review for outdoor storage and display (vehicle inventory storage lot) 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 Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is not compatible with the surrounding area. The adjacent and abutting properties to the east, south, and west are all zoned and planned for single-family residential uses. Additionally, the site is within the Neighborhood Protection (RNP) Overlay and is adjacent to existing single-family

homes to the east and south that are planned for Ranch Estate Neighborhood (RN) uses, zoned RS20, and are within the Neighborhood Protection (RNP) Overlay. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Approval of this request would adversely impact the surrounding single-family residential properties in the area and further erode the Neighborhood Protection (RNP) Overlay. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

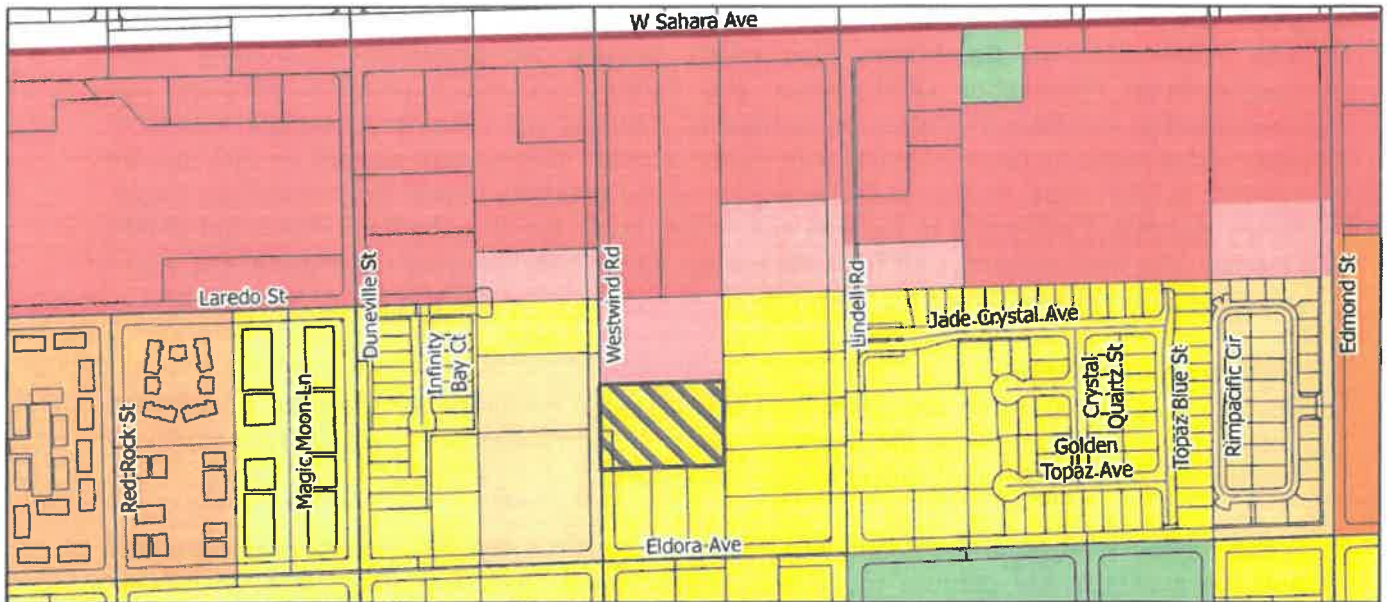
PROTEST:

APPLICANT: LIGHTSPEED PROPERTY ENTERPRISE, LLC

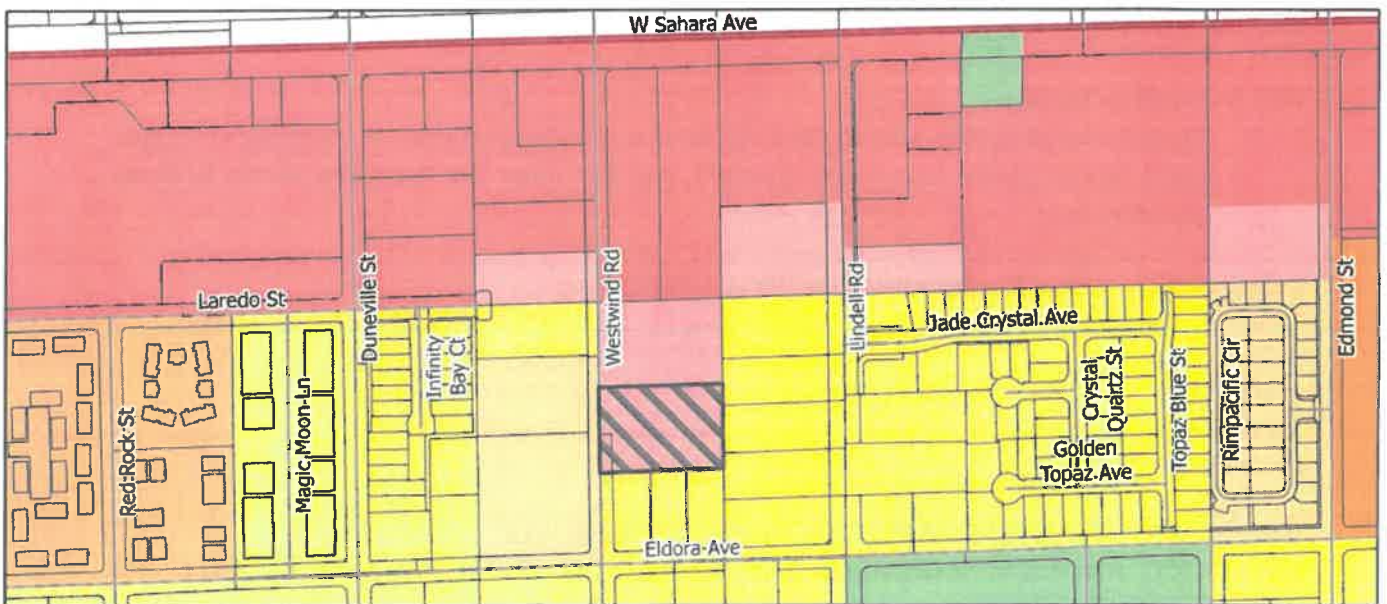
CONTACT: ANDREW FAIRCHILD, 3535 EXECUTIVE TERMINAL DRIVE, SUITE 310,
HENDERSON, NV 89052

Planned Land Use Amendment PA-26-700036

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.



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): PA-26-700036 & ZC-26-0484

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/15/26

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: 10/21/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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(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
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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 # 26-100118

ASSESSOR PARCEL #(s): 163-12-103-013

PROPERTY ADDRESS/ CROSS STREETS: Westwind Rd & Eldora Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and vehicle sales storage. Requesting: Master Plan Amendment, Zone Change, Special Use Permit, Design Review & Vacation Submittal

PROPERTY OWNER INFORMATION

NAME: Lightspeed Property Enterprise, LLC

ADDRESS: 5555 Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL (714) 606-9000

APPLICANT INFORMATION (information must match online application)

NAME: Hussein Mohamed / Lightspeed Property Enterprise, LLC

ADDRESS: 5555 Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL (714) 606-9000 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Zachary Bellon

ADDRESS: 1408 Saintsbury Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: _____ CELL (702) 217-7818 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)*

Hussein Mohamed

Property Owner (Print)

4/1/2026

Date

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>

06/24/2025

July 6, 2026

Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155 - 1741

Re: Justification Letter – Glory Nissan Inventory Storage Lot - PA
Vedelago Petsch Architects Project No. 2026103

To Whom It May Concern:

This Justification Letter is being provided to define the proposed new Vehicle Inventory Storage Lot for the existing Glory Nissan Automotive Dealership. The site for this project consists of approx. 1.52 ac of unimproved property – on a single parcel (APN: 16312103013) located along Westwind Rd. – in close proximity to 5605 W. Sahara Ave., Las Vegas, NV 89146. The goal of this letter is to request change to the land use on the selected parcel from Ranch Estate Neighborhood to Neighborhood Commercial. The land use change would allow for a development to be proposed on the existing unimproved lot which will allow for the outdoor storage, parking, and circulation of New Vehicle Inventory for the existing Glory Nissan Automotive Dealership Facility nearby. The proposed site improvements are intended to conform and build upon the goals of the Spring Valley area by considering the following:

1. **Compatibility with Surrounding Uses:** The Spring Valley area has experienced both exponential and continuous commercial and industrial growth. The proposed change to Neighborhood Commercial (NC) from Ranch Estate Neighborhood (RN) would be a beneficial way to allow for a business such as Glory Nissan the ability to store and organize their inventory without disturbing the quieter quarters of the surrounding context. The proposed Neighborhood Commercial (NC) designation is highly compatible with the existing adjacent land uses both functionally and aesthetically.
2. **Zoning & Managed Growth:** The improvements to this parcel intend to preserve neighborhood character and quality development by designing for not only the health, safety, and well-being of the site but also for the neighboring residents that surround the development. The maintenance of lower-density residential zones and ensuring commercial expansion will be achieved by allowing for greater amounts of controlled parking areas that support the community in removing vehicular pollution from the main corridors and arteries that are our neighborhoods. This will also allow for the continuance of sustainable infrastructure while also shifting away from rapid, urban sprawling.
3. **Infrastructure & Transit:** Within the area of the development, there is an opportunity to establish choice for easier methods of transit and population as the street and neighborhoods within the area lack sidewalks and bike lanes. The proposed development will allow for the designation of these items alongside the parcel and can create the standard to beautify the area while remaining consistent with the preservation of neighborhood character.
4. **Community Engagement & Representation:** Developments of this matter can further community engagement by allowing for civic participation. Events such as Town Advisory Board meetings will help to bridge the gap between neighbors and local government to ensure the health, safety, and infrastructure through discussions in interactive workshops where developments such as the one that is being proposed in this letter will be the topic.
5. **Consistency with Master Plan Goals:** The proposed amendment continues to promote the overarching objectives of the Clark County Master Plan and aligns with development guidelines for the Spring Valley Township

The proposed development's compatibility with its surrounding context will conform to neighborhood standards as far as aesthetic but will also be a tool that can be utilized by its neighboring dealership parcel. The underutilized area will allow for the number of vehicles within the Glory Nissan dealership lot to be allocated to the new parcel to reorganize both sites. The harmony of the neighborhood will remain intact if not be elevated by the cleaning of the underutilized parcel by privatizing the property and refining it through desert landscaping and constructing concrete masonry walls that align with neighborhood needs. These needs are to tidy up the area in question without necessarily hiding the operations that take place within. We believe this project will make a positive contribution to the community. If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me. We look forward to working with you on this new project.

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Sincerely,



Andrew Fairchild
Vedelago Petsch Architects

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0484-LIGHTSPEED PROPERTY ENTERPRISE, LLC:

ZONE CHANGES for the following: **1)** reclassify 1.52 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

163-12-103-013

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.52
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed CG (Commercial General) zoning is a logical transition between the existing residential neighborhoods and the commercial corridor located along Sahara Avenue. Additionally, the proposed zoning will help the surrounding community by eliminating an underutilized lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to establish the RNP-I Overlay within Spring Valley	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-26-700036	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
VS-26-0485	A vacation and abandonment for an easement and a portion of right-of-way is a companion item on this agenda.
UC-26-0486	A use permit, waivers of development standards, and design review for outdoor storage and display (vehicle inventory storage lot) 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 CG zoning on the site is not compatible with the surrounding area. The adjacent and abutting properties to the east, south, and west are all zoned and planned for single-family residential uses. Additionally, the site is adjacent to existing single-family homes to the east and south that are planned for Ranch Estate Neighborhood (RN) uses, zoned RS20, and are within the Neighborhood Protection (RNP) Overlay. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Approval of this request would adversely impact the surrounding single-family residential properties in the area and further erode the Neighborhood Protection (RNP) Overlay. Additionally, CG zoning is typically for larger lot, regional serving commercial uses where Title 30 states the purpose of the CG zoning district is to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. This site is located on a local, 60 foot wide street (Westwind Road) with single-family residential uses to the east, south, and west. The request would bring commercial vehicle traffic into the area that would adversely impact the single-family residential uses. For these reasons, staff finds the request for CG zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 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:**Fire Prevention Bureau**

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: LIGHTSPEED PROPERTY ENTERPRISE, LLC

CONTACT: ANDREW FAIRCHILD, 3535 EXECUTIVE TERMINAL DRIVE, SUITE 310,
HENDERSON, NV 89052



Comprehensive Planning

Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6

APPLICATION NUMBER(s): PA-26-700036 & ZC-26-0484

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/15/26

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: 10/21/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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Silverado Ranch Community Center
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Hollywood Recreation & Community Ctr.
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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 # 26-100118

ASSESSOR PARCEL #(s): 163-12-103-013

PROPERTY ADDRESS/ CROSS STREETS: Westwind Rd & Eldora Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and vehicle sales storage. Requesting: Master Plan Amendment, Zone Change, Special Use Permit, Design Review & Vacation Submittal

PROPERTY OWNER INFORMATION

NAME: Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

APPLICANT INFORMATION (information must match online application)

NAME: Hussein Mohamed / Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Zachary Bellon

ADDRESS: 1408 Saintsbury Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: CELL (702) 217-7818

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Hussein Mohamed

Property Owner (Print)

4/1/2026

Date

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>

06/24/2025

June 9, 2026

Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155 - 1741

Re: Justification Letter – Glory Nissan Inventory Storage Lot – Zone Change
Vedelago Petsch Architects Project No. 2026103

To Whom It May Concern:

This Justification Letter is being provided as a request for a zone change from the current Ranch Estate (RS20) classification and removal of Rural Neighborhood Protection Overlay to a requested Commercial General for Outdoor Storage as we propose a new Vehicle Inventory Storage Lot for the existing Glory Nissan Automotive Dealership. The site for this project consists of approx. 1.52 ac of unimproved property – on a single parcel (APN: 16312103013) located along Westwind Rd. – in close proximity to 5605 W. Sahara Ave., Las Vegas, NV 89146.

The proposed development of the existing unimproved lot is to allow for the parking & circulation of New Vehicle Inventory for the existing Glory Nissan Automotive Dealership Facility. The proposed site improvements are intended to enhance the operation of the existing facility & reduce vehicular parking congestion along Sahara Ave. The justification for the zone change are as follows:

1. **Compatibility with Surrounding Area:** Although this request requires an amendment to the master plan, it serves as a logical transition between the existing residential neighborhoods and the commercial corridors located along Sahara Ave. The proposed zoning will allow for the special use outdoor storage to assist the neighboring Glory Nissan dealership and will act as a commercial general buffer against heavier commercial uses.
2. **Benefit to the Existing Community:** Approval of this zone change will directly benefit the surrounding community by eliminating an underutilized lot, allowing for better circulation and organization along Westwind Rd, and allowing for private and public property beautification to take place while maintaining neighborhood character.
3. **Site Design and Mitigation:** We are committed to mitigating any potential impacts to nearby properties. Our site plan includes a 6-foot concrete masonry wall that not only beautifies the aesthetic but also privatizes the development without isolating the property from the public and update the street frontage and interior landscaping per Clark County Title 30 regulations ensuring that the proposed use is harmonious with the character of the neighborhood.

We appreciate your time, consideration, and guidance on this application. We look forward to discussing this request in detail at the upcoming neighborhood meetings and public hearings.

Sincerely,



Andrew Fairchild
Vedelago Petsch Architects

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0485-LIGHTSPEED PROPERTY ENTERPRISE LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue and Westwind Road and Lindell Road, and a portion of a right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-103-013

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Established the RNP-I Overlay within Spring Valley	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-26-700036	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0484	A zone change to reclassify the site from RS20 to CG and remove the Neighborhood Protection Overlay (RNP) is a companion item on this agenda.
UC-26-0486	A use permit, waivers of development standards, and design review for outdoor storage and display (vehicle inventory storage lot) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 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 Westwind Road;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIGHTSPEED PROPERTY ENTERPRISE, LLC

CONTACT: ANDREW FAIRCHILD, UNKNOWN, 3535 EXECUTIVE TERMINAL DRIVE, SUITE 310, HENDERSON, NV 89052



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7

APPLICATION NUMBER(s): VS-26-0485 & UC-26-0486

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/15/26

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: 10/21/26

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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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 # 26-100118

ASSESSOR PARCEL #(s): 163-12-103-013

PROPERTY ADDRESS/ CROSS STREETS: Westwind Rd & Eldora Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and vehicle sales storage. Requesting: Master Plan Amendment, Zone Change, Special Use Permit, Design Review & Vacation Submittal

PROPERTY OWNER INFORMATION

NAME: Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

APPLICANT INFORMATION (information must match online application)

NAME: Hussein Mohamed / Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Zachary Bellon

ADDRESS: 1408 Saintsbury Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: CELL (702) 217-7818

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)*

Hussein Mohamed

Property Owner (Print)

4/1/2026

Date

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>

06/24/2025

June 17, 2026



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

Subject: Vacation Application for Glory Nissan Storage Lot Project
APN: 163-12-103-013, APR-26-100118

To Whom it May Concern:

On behalf of our client and property owner, LIGHTSPEED PROPERTY ENTERPRISE LLC, we respectfully request the vacation and abandonment of an approximately 5-foot-wide patent easement located along Westwind Road for the above-referenced project. The requested abandonment is necessary to accommodate a detached sidewalk along Westwind Road in accordance with Clark County Title 30 Development Standards.

In addition, the applicant is requesting the vacation and abandonment of an approximately 5-foot-wide portion of Westwind Road right-of-way. The requested right-of-way vacation is necessary to accommodate the detached sidewalk required by Clark County Title 30 Development Standards.

All required right-of-way dedications have either previously occurred or will be completed concurrent with the civil improvement plan review and approval process. As a result, the subject 5-foot-wide patent easement and right-of-way area are no longer necessary for public use or future roadway improvements. The requested vacation will facilitate compliance with current development standards while allowing for the orderly development of the project site.

We hope this description assists Clark County Public Works in evaluating this request. Thank you for your time and consideration. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



8

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0486-LIGHTSPEED PROPERTY ENTERPRISE, LLC:

USE PERMIT to allow outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics.

DESIGN REVIEW for outdoor storage and display on 1.52 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

163-12-103-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate an 8 foot high decorative screen wall along the south and east property lines where required per Section 30.04.02C.
b. Reduce the width of landscape buffers along the south and east property lines to 8 feet where 15 feet is required per Section 30.04.02C (a 47% reduction).
c. Eliminate one row of evergreen trees where two rows of evergreen trees planted offset 20 feet apart on center is required per Section 30.04.02C.
2. Allow outdoor storage adjacent to a residential zone where not permitted per Section 30.04.06E.
3. Reduce driveway width to 24 feet where 32 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.52
- Project Type: Outdoor storage and display (vehicle inventory storage lot)
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 7/1

Site Plan

The plan indicates a paved area which would function as a vehicle inventory storage lot associated with an automotive dealership located at 5605 W Sahara Avenue, approximately 219 feet north of the subject site. There is storage space for 130 vehicles with 7 parking spaces. A 6 foot high split face CMU wall with wrought iron on top is proposed to be set back 11 feet from Westwind Road, where Title 30 requires an 8 foot high screened fence or wall is required to screen from the right-of-way. A 6 foot tall split face CMU wall is also located along the north property line. Existing 6 foot high CMU walls are located along the east and south sides of the site where an 8 foot high screen wall is required. Access to the site will be from a single 24 foot wide driveway located along Westwind Road which is the subject of a waiver request. A 6 foot high wrought iron gate with a call box is proposed to be set back 62 feet from the lip of gutter along the street.

Landscaping

The plan indicates street landscaping along Westwind Road consisting of landscape strips on each side of a detached sidewalk. An 8 foot wide landscape buffer is provided along the east and south sides of the site where 15 feet is required. The plan also indicates that one row of evergreen trees is proposed to be planted in the buffers rather than 2 offset rows. The reduced buffer width and elimination of one row of trees is the subject of a waiver request. Landscaping is not provided or required within the vehicle storage lot as it does not function as a parking lot.

Elevations

The plan shows the proposed wall along Westwind Avenue and the north property line consisting of 3 feet of split face CMU with taller 6 foot pillars with 3 feet of wrought iron on top for a total height of 6 feet. The plan also shows the existing 6 foot high CMU walls along the south and east sides of the site.

Applicant's Justification

The use of the site will be for storing new vehicle inventory, aiming to reduce the parking congestion along Sahara Avenue. The site will have a level, paved surface, new redesigned and durable CMU walls, a new security gate system accessed by passcode via callbox, and no occupiable structures or trash enclosures will be provided. The scale and style are designed to blend with adjacent properties, maintaining an organized and open aesthetic. The design provides for safe circulation, enhanced pedestrian experience, and compliance with local landscaping standards. The landscape buffer reductions are requested to maximize inventory space, improve site circulation, and reduce water use and maintenance costs. The reduced screen wall height will match the neighborhood context and maintain openness. Allowing outdoor storage adjacent to residential areas will support operational efficiency and neighborhood harmony. The reduced driveway has limited access to authorized personnel for security and safety.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Established the RNP-I Overlay within Spring Valley	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-26-700036	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0484	A zone change to reclassify the site from RS20 to CG and remove the Neighborhood Protection Overlay (RNP) is a companion item on this agenda.
VS-26-0485	A vacation and abandonment for an easement and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Use Permit**

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

Staff finds that the request for a use permit for outdoor storage and display is not compatible with the surrounding area. The adjacent and abutting properties to the east, south, and west are all zoned and planned for single-family residential uses. Additionally, the site is adjacent to existing single-family homes to the east and south that are planned for Ranch Estate Neighborhood (RN) uses, zoned RS20, and are within the Neighborhood Protection (RNP) Overlay. The request does not comply with Policy 1.5.1 of the Master Plan, which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2, which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. This site is also located on a local, 60 foot wide street (Westwind Road) with single-family residential uses to the east, south, and west. Approval

of the use permit would bring commercial vehicle traffic into the area that would adversely impact the single-family residential uses and further erode the Neighborhood Protection (RNP) Overlay. For these reasons, staff cannot support this request.

Waivers of Development Standards

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

Design Review

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

Waivers of Development Standards #1, #2 & Design Review

The applicant is proposing to reduce the landscape buffer width, eliminate one row of evergreen trees, and is proposing to keep the existing 6 foot high block walls located along the south and east property lines rather than installing the required 8 foot high decorative screen walls. The need to reduce the landscape buffer appears to be the result of the design of the vehicle storage lot. As designed, the landscape buffer reduction will allow the vehicle storage area to be as close as 8 feet from the south and east property lines adjacent to an existing single-family homes located within the Neighborhood Protection (RNP) Overlay. All standards could be met with a redesign of the lot. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request for reduced commercial driveway width. The frequency of traffic accessing the site will intensify the use and requires adequate maneuvering space to ensure safe operations. The parcel is raw land and can be designed to meet the minimum standard, the reduction provides no functional benefit and would instead create avoidable traffic circulation and safety concerns. Therefore, staff cannot support this request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance:
- Full off-site improvements:
- Right-of-way dedication to include 25 feet to the back of curb for Westwind Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County:
- The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIGHTSPEED PROPERTY ENTERPRISE LLC

CONTACT: ANDREW FAIRCHILD, 3535 EXECUTIVE TERMINAL DRIVE, SUITE 310,
HENDERSON, NV 89052



Comprehensive Planning Application Meeting Information

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0485 & UC-26-0486

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/15/26

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: 10/21/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 # 26-100118

ASSESSOR PARCEL #(s): 163-12-103-013

PROPERTY ADDRESS/ CROSS STREETS: Westwind Rd & Eldora Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and vehicle sales storage. Requesting: Master Plan Amendment, Zone Change, Special Use Permit, Design Review & Vacation Submittal

PROPERTY OWNER INFORMATION

NAME: Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

APPLICANT INFORMATION (information must match online application)

NAME: Hussein Mohamed / Lightspeed Property Enterprise, LLC

ADDRESS: 5555 . Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL (714) 606-9000

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Zachary Bellon

ADDRESS: 1408 Saintsbury Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: CELL (702) 217-7818

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)*

Hussein Mohamed

Property Owner (Print)

4/1/2026

Date

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>

06/24/2025

June 17, 2026



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

Subject: Vacation Application for Glory Nissan Storage Lot Project
APN: 163-12-103-013 , APR-26-100118

To Whom it May Concern:

On behalf of our client and property owner, LIGHTSPEED PROPERTY ENTERPRISE LLC, we respectfully request the vacation and abandonment of an approximately 5-foot-wide patent easement located along Westwind Road for the above-referenced project. The requested abandonment is necessary to accommodate a detached sidewalk along Westwind Road in accordance with Clark County Title 30 Development Standards.

In addition, the applicant is requesting the vacation and abandonment of an approximately 5-foot-wide portion of Westwind Road right-of-way. The requested right-of-way vacation is necessary to accommodate the detached sidewalk required by Clark County Title 30 Development Standards.

All required right-of-way dedications have either previously occurred or will be completed concurrent with the civil improvement plan review and approval process. As a result, the subject 5-foot-wide patent easement and right-of-way area are no longer necessary for public use or future roadway improvements. The requested vacation will facilitate compliance with current development standards while allowing for the orderly development of the project site.

We hope this description assists Clark County Public Works in evaluating this request. Thank you for your time and consideration. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0454-D W W F C F, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Buffalo Drive, and Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

176-04-601-001; 176-04-601-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements located on APN 176-04-601-001 and 176-04-601-003. These easements are not required for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400179 (VS-21-0602)	First extension of time to vacate and abandon a portion of the right-of-way	Approved by PC	February 2024
VS-21-0602	Vacate and abandon a portion of the right-of-way	Approved by PC	December 2021

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	CG & RM32	Office & multi-family residential
South	Business Employment	RS20	Undeveloped
East	Business Employment	CG	Undeveloped
West	Business Employment	IP	Office

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal.
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D W W F C F, LLC

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



Comprehensive Planning Application Meeting Information

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0454

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/25/26

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: 9/15/26 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>

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 # _____

ASSESSOR PARCEL #(s): 176-04-601-001 and 176-04-601-003

PROPERTY ADDRESS/ CROSS STREETS: Cimarron Rd and Roy Horn Way

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: DWWFCF, LLC

ADDRESS: 3255 E. Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 949-307-6883

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DWWFCF, LLC

ADDRESS: 3255 E. Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 949-307-6883

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Lochsa Engineering - John Martinez

ADDRESS: 6345 S Jones Blvd, Suite 100

CITY: Las Vegas,

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-365-9312

CELL 702-250-5744

ACCELA REFERENCE CONTACT ID # 276462

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

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

Jay Francis

Property Owner (Signature)*

Jay Francis

Property Owner (Print)

4/1/2026

Date

T 702-365-9312 | F 702-365-9317

6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



April 5, 2026

Clark County Public Works Land Use
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Roy Horn and Cimarron Offsite Improvements
APR-26-100617
Lochsa Engineering Project No. 221190**

To Whom It May Concern:

Lochsa Engineering is submitting an application to vacate existing patent easements (Patent# 27-2000-0018) in conjunction with the improvements for a proposed Cimarron Rd and Roy Horn Way (Assessor's Parcel Numbers 176-04-601-001 and 176-04-601-003) The vacation of these easements is required for the development of the site.

We hereby request to vacate the 33' Patent Easements in connection with this application.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Martinez', with a stylized, flowing script.

John Martinez