Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117
November 10, 2026
6:00pm

AGENDA

Note:

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

Board/Council Members:	Randal Okamura, Chair	Matthew Tramp, Vice Chair
	Kriselle Gabriel	Patrick Dierson
	Justine McDowell	
Secretary:	Carmen Hayes (702) 371-7991 chayes70@yahoo.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Mike Shannon (702)-455-8338 mds@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

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

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

III. Approval of Minutes for October 27, 2026. (For possible action)

IV. Approval of the Agenda for November 10, 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)

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

VI. Planning and Zoning

1. **UC-26-0657-HEADWORTH, DANIEL & ELIZABETH:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.09 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Jeran Miles Court and west of Tee Pee Lane within Spring Valley. JJ/jl/kh (For possible action) **12/01/26 PC**

2. **UC-26-0658-SAHARA & RAINBOW INVEST, LLC:**
USE PERMIT for a proposed massage establishment in conjunction with an existing office complex on a portion of 2.06 acres in a CG (Commercial General) Zone. Generally located north of Laredo Street and east of Montessouri Street within Spring Valley. JJ/rp/kh (For possible action) **12/01/26 PC**

3. **UC-26-0661-CARE ACCESS NV I, LLC:**
USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Desert Inn Road and west of Commendation Drive within Spring Valley. JJ/tpd/kh (For possible action) **12/01/26 PC**

4. **UC-26-0664-CARE ACCESS NV I:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Candleberry Court and south of Candleberry Road within Spring Valley. MN/jl/kh (For possible action) **12/01/26 PC**

5. **WS-26-0675-MISKE, CHRISTOPHER:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory building in conjunction with an existing single-family residence on 0.24 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Drayton Avenue and west of Lexie Drive within Spring Valley. JJ/jl/kh (For possible action) **12/01/26 PC**

6. **WS-26-0679-DELELLES RICHARD DEAN REVOCABLE LIVING TRUST & DELELLES RICHARD DEAN TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed accessory structure (carport) in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Springland Street and west of Cereus Avenue within Spring Valley. JJ/jl/kh (For possible action) **12/01/26 PC**

VII. General Business

1. Overview of trails planning by Clark County Comprehensive Planning staff (Presentation Only)

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: November 24, 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

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0657-HEADWORTH, DANIEL & ELIZABETH:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.09 acres in a RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Jeran Miles Court and west of Tee Pee Lane within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:
163-19-611-060

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9637 Jeran Miles Court
- Site Acreage: 0.09
- Project Type: Daycare (up to 12 children)

Plans & Request
The plans show an existing single-family residence centrally located on the property with access from the north via Jeran Miles Court. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states that the childcare program will serve up to 12 children and operate between 6:00 a.m. and 6:00 p.m. The applicant states that they obtained a State of Nevada Childcare License and have been operating for over 5 years. They state that they have not had complaints from neighbors. No modification to the site is proposed.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residences

DRAFT

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 proposed daycare is an appropriate use in conjunction with a residence. The proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Because the program is already existing and there are no violations with the Clark County Public Response Office (CCPRO), staff does not anticipate adverse impacts to neighbors. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DANIEL HEADWORTH
CONTACT: DANIEL HEADWORTH, 9637 JERAN MILES COURT, LAS VEGAS, NV 89147

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0657

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

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: 12/1/26 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:~~ ~~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 Gilespie Street, Las Vegas

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

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

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

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

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

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

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

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

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

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

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

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

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

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 # 26-101114

ASSESSOR PARCEL #(s): 16319611060

PROPERTY ADDRESS/ CROSS STREETS: 9637 Jeran Miles Ct, Las Vegas NV, 89147

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for an in-home childcare, that is already built and has been running. We are not making any changes to the property.

PROPERTY OWNER INFORMATION

NAME: Daniel Headworth & Elizabeth Headworth

ADDRESS: 9637 Jeran Miles Ct

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-202-2508 CELL 725-290-2055

APPLICANT INFORMATION (information must match online application)

NAME: Daniel Headworth

ADDRESS: 9637 Jeran Miles Ct

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-202-2508 CELL 725-290-2055 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Daniel Headworth

ADDRESS: 9637 Jeran Miles Ct

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-202-2508 CELL 725-290-2055 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)*	Daniel Headworth & Elizabeth Headworth Property Owner (Print)	09/03/2026 Date

Daniel Headworth
Granny T's Child Care
9637 Jeran Miles Ct
Las Vegas, NV 89147

August 29, 2026

Joelene Isfalt
Plans Technician
Joelene.Isfalt@clarkcountynv.gov

Dear Joelene Isfalt (and other Clark County planners),

This justification letter is for the application of a special use permit for an existing in-home child care. Our child care, Granny T's, has already been licensed by Nevada Child Care licensing and has been in operation for over 5 years. We serve up to 12 children, between 6am to 6pm.

We do not require any changes to the property. We are only applying because of recent changes to the law.

There will not be any impact on adjacent properties, it operates entirely out of our home. We require no changes to the property. We do not require any additional public utility or public services.

We have already been in business and licensed for over 5 years. Our neighbors are aware of the child care, and sometimes even participate in our holiday events. We have never received any complaints of any kind.

Sincerely,

Daniel Headworth

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0658-SAHARA & RAINBOW INVEST, LLC:

USE PERMIT for a proposed massage establishment in conjunction with an existing office complex on a portion of 2.06 acres in a CG (Commercial General) Zone.

Generally located north of Laredo Street and east of Montessouri Street within Spring Valley. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:
163-10-514-001 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 2560 Montessouri Street
- Site Acreage: 2.06 (portion)
- Project Type: Massage
- Square Feet: 1,462 (lease area)/27,840 (office complex)
- Parking Required/Provided: 88/138

Site Plan
The subject site contains 2 existing commercial buildings accessed from an existing driveway on the northwest corner of the parcel along Montessouri Street. Building A is the southern building and Building B is the northern building. The existing 138 parking spaces are located along all four sides of the property. The proposed massage establishment will be a primary use within the lease space that is located within Building B. In order to establish this business, a use permit is required since it is not an accessory use.

Landscaping
No changes are proposed or required to the existing landscaping.

Floor Plans
The plans show an approximate 1,462 square foot massage establishment consisting of a waiting room, lobby, massage rooms, physical therapy room area, and a red light room.

DRAFT

Applicant's Justification

The applicant is requesting approval to operate a Personal Services business focused primarily on medical massage therapy. The applicant states that although the location is within 1,000 feet of another massage establishment, that massage is an accessory use, not the primary use of the business.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-26-900090	Zoning compliance for massage as an accessory use only	Approved by ZA	March 2026
DR-0617-02	Design Review for an office complex	Approved by BCC	June 2002

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Vehicle Sales
South	Neighborhood Commercial	RS20	Single-family residence & undeveloped
East	Neighborhood Commercial & Public Use	CP & RS20	Office & NV Energy station
West	Corridor Mixed-Use	CP	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DANYELLE BELCHAR
CONTACT: DANYELLE BELCHAR, MASSAGE BLISS, 10258 GARDEN STATE DRIVE, LAS VEGAS, NV 89135

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): UC-26-0658

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

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: 12/1/26 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: 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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3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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INDIAN SPRINGS
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Indian Springs Civic Center
715 Gretta Lane, Indian Springs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100883
ASSESSOR PARCEL #(s): 163105|4001

PROPERTY ADDRESS/ CROSS STREETS: 2560 Montessouri St. Las Vegas, NV, 89117, Suit 203

DETAILED SUMMARY PROJECT DESCRIPTION

A wellness and Pain management center. Our services will include Massage therapy, Medical Massage, Physical therapy, facials, Cosmetology and Red Light therapy. All treatment rooms are designed to accommodate both wellness massage and medical Massage, as well as all our other services as needed based on provider Recommendations.

PROPERTY OWNER INFORMATION

NAME: Sahara and Rainbow Investments, LLC. (James)
ADDRESS: 2560 Montessouri St. Las Vegas, NV Suit 208
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL (702) 217-9245

APPLICANT INFORMATION (information must match online application)

NAME: Danyelle Belchar
ADDRESS: 10258 Garden State Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-493-2874 CELL 702-493-2874 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Danyelle Belchar
ADDRESS: 10258 Garden State Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-493-2874 CELL 702-493-2874 ACCELA REFERENCE CONTACT ID # 32485

*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)* | JAMES NOH JAE LEE Property Owner (Print) | 7/15/2026 Date

Re: Justification for Proposed Use - Personal Services

Project Address: 2560 Montessori St., Suite 203, Las Vegas, NV 89117
Applicant: Danyelle Belchar
Request: **Use** Permit for massage as a primary **use**.

Dear Review Team,

I am submitting this letter in support of my application for approval to **operate a Personal Services** business **at** the above-referenced location. The primary purpose of **this facility is** to **provide** therapeutic and wellness-related personal services, with a primary emphasis on **medical massage therapy** for pain management, injury recovery, and **rehabilitation**, **while also offering** complementary **wellness services**.

Please note that my location is within 1,000 feet of a massage and other services establishment; however, massage is an accessory use, not the primary use.

Summary of Proposed Use

- **Medical Massage Therapy** – Therapeutic treatment provided by licensed massage **therapists** for individuals experiencing pain, injury, post-surgical recovery, **soft tissue** dysfunction, and musculoskeletal conditions. Medical massage services may be provided **pursuant** to physician referrals, personal injury claims, **workers'** compensation **cases**, or **other** medically **indicated** treatment plans.
- **Massage Therapy -** Therapeutic massage focused on muscle relaxation, **stress reduction**, injury prevention, and overall wellness.
- **Physical Therapy -** Rehabilitation services provided by licensed physical therapy **professionals** to restore function, mobility, and recovery from injury.
- **Facials and Skincare Services -** Non-medical aesthetic services provided by licensed professionals.

Red Light Therapy - Low-level light therapy (LLLT) used to support circulation, muscle recovery, pain **relief,** and general **wellness.**

While the facility offers a variety of Personal **Services**, the primary **focus** of the business is medical massage therapy. Therefore, all treatment **rooms** are intended to be approved for both medical massage therapy and wellness **massage services**, allowing patients to receive treatment in any available room based on clinical need and scheduling, rather than restricting medical massage to specific rooms.

I have been in business for over ten **years**, **with** massage therapy serving as the foundation of my practice. Over time, my practice **has** expanded to meet the growing needs of physicians, personal injury patients, post-surgical clients, and individuals seeking therapeutic pain management, while also offering complementary wellness services. My goal is to provide a professional, multidisciplinary environment that supports both rehabilitation and preventative **care**.

I appreciate your consideration of this application and am happy to provide any additional documentation or answer any questions upon request.

Sincerely,

Danyelle
Belchar

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12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0661-CARE ACCESS NV I, LLC:

USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Desert Inn Road and west of Commendation Drive within Spring Valley. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
163-16-514-047

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3359 Commendation Drive
- Site Acreage: 0.11
- Project Type: Daycare (up to 12 children)

Site Plan
The picture depicts an existing single-family residence with access provided via Commendation Drive to the east. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states they are currently licensed by the state of Nevada's Department of Health and Human Services to operate a daycare. Supervision will occur indoors with designated outdoor play areas in the back yard. Furthermore, there will be no more than 12 children under their supervision at any one time.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0452-94	A variance for a single-family residential subdivision	Approved by PC	May 1994
TM-500288-93	Tentative Map for 118 single-family residential lots	Approved by PC	December 1993

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1916-93	Use Permit for a single-family residential subdivision	Approved by PC	December 1993
VC-1772-93	Variance for a single-family residential subdivision	Approved by PC	November 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residence

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 proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Because the program is already existing and there are no violations with the Clark County Public Response Office (CCPRO), staff does not anticipate adverse impacts to neighbors. Therefore, the staff can support this request.

Staff Recommendation
Approval.

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

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CARE ACCESS NV 1, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

Comprehensive Planning Application Meeting Information

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0661

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

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: 12/1/26 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:~~ ~~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 Gilespie Street, Las Vegas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26- 101634
ASSESSOR PARCEL #(s): 163-16-514-047

PROPERTY ADDRESS/ CROSS STREETS: 3359 Commendation Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a in home child care establishment

PROPERTY OWNER INFORMATION

NAME: Care Access NV I, LLC
ADDRESS: 2247 San Diego Avenue. Suite 135
CITY: San Diego STATE: CA ZIP CODE: 92110
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Care Access NV I, LLC
ADDRESS: 2247 San Diego Avenue, Suite 135
CITY: San Diego STATE: CA ZIP CODE: 92110
TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 184674

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

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

David Lynn
Eqnyte Sign - 2330ab44e3
Property Owner (Signature)*

CARE ACCESS NV I, LLC
Care Access Real Estate Investments PBC
Its: Manager
By: David Lynn, CEO
Property Owner (Print)

Sep 11, 2026
Date

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

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Special Use Permit for Daycare
3359 Commendation Dr.

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 3359 Commendation Drive. The property is more particularly described as APN:163-16-514-047 (the "Site"). The Site is zoned RS5.2. The Applicant is requesting a special use permit to allow for a day care establishment.

The Applicant is regulated and licensed by the Nevada Department of Health and Human Services pursuant to NRS 432A and NAC 432A. The Site will serve no more than 12 children at a time. The daycare will operate during standard childcare hours with schedules designed to meet the needs of working families. The daycare will be conducted entirely within the home with designated play areas outside, both of which meet the regulatory requirements on safety sanitization and supervision. Additionally, the Site will comply with State Fire Marshal and the Southern Nevada Health District requirements.

The Las Vegas Valley faces a shortage of licensed childcare options. The Applicant will provide a safe, loving, inclusive environment. The Applicant's philosophy centers around learning through play by keeping the children actively engaged and intrinsically motivated in a fun learning environment. The children will be taught age-appropriate early learning curriculum that provides the roadmap to kindergarten readiness.

KAEMPFER
CROWELL

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

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/amp

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12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0664-CARE ACCESS NV I:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Candleberry Court and south of Candleberry Road within Spring Valley. MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:
163-23-113-088

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 4192 Candleberry Court
- Site Acreage: 0.15
- Project Type: Daycare (up to 12 children)

Plans & Request
The plans show an existing single-family residence centrally located on the site with access from the west on Candleberry Court. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states that the childcare program will serve up to 12 children and will operate during typical childcare hours. They are licensed by the State of Nevada Department of Health and Human Services and adhere to all regulatory requirements for safety, sanitization, and supervision. They add that the daycare fills a critical need for childcare services in the Las Vegas area. No modifications to the site are proposed.

Surrounding Land Use

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

DRAFT

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 proposed daycare is an appropriate use in conjunction with a residence. The proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Because the program is already existing and there are no violations with the Clark County Public Response Office (CCPRO), staff does not anticipate adverse impacts to neighbors. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CARE ACCESS NV 1, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

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12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0675-MISKE, CHRISTOPHER:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory building in conjunction with an existing single-family residence on 0.24 acres in a RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Drayton Avenue and west of Lexie Drive within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:
163-30-710-021

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side interior setback for an existing accessory building to 2 feet where 5 feet is required per Section 30.02.07 (a 60% reduction).

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9711 Drayton Avenue
- Site Acreage: 0.24
- Project Type: Accessory structure (RV cover)
- Number of Stories: 1
- Building Height (feet): 14

Site Plan & Elevations
The site plan shows an existing single-family residence centrally located on a corner lot with driveway access from the north along Drayton Avenue. An existing accessory building (RV cover) is positioned on the western side of the property approximately 2 feet from the property line. The side setback requirement is not met and is therefore the subject of this waiver request. Elevations show that the structure is made of metal and is placed on gravel behind existing concrete within the side yard.

DRAFT

Applicant's Justification

The applicant states that the previous owners of the property constructed the accessory building, and the applicant would like for it to remain. The applicant states that there is a registered antique vehicle that is parked on site, which was the subject of a code enforcement violation.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-900105-99	Minor deviation to reduce lot width for a single-family residential subdivision	Approved by ZA	February 1999
VC-0444-98	Variance for wall height in conjunction with a single-family residential subdivision	Approved by PC	April 1998
TM-500019-98	Tentative map for a single-family residential subdivision	Approved by PC	March 1998
ZC-1205-97	Zone change from R-E to R-2 and use permit for compact lots	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (MN) – up to 8 du/ac	RS3.3	Single-family residences

Clark County Public Response Office (CCPRO)

There is an active zoning violation via CE-26-10630 for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The intent of establishing minimum setback requirements is to maintain consistent development standards and prevent the encroachment of buildings on other properties or structures. There is sufficient space within the side yard to relocate the accessory building (RV cover) to reduce the encroachment into the side setback near a neighboring property. Additionally, staff finds that the

metal accessory building is not architecturally compatible with the existing home. Therefore, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRISTOPHER MISKE
CONTACT: CHUCK MISKE, 21010 SHILOH ST, OMAHA, NE 68022

DRAFT

Comprehensive Planning Application Meeting Information

5

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0675

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

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: 12/1/26 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:~~ ~~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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- PC/BCC meeting information will be emailed to the correspondent on file.
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  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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

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

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

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

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

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

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

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

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

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

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

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

RED ROCK
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

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Sandy Valley Community Center
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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 # 26-100920

ASSESSOR PARCEL #(s): 163-30-710-021

PROPERTY ADDRESS/ CROSS STREETS: 9711 Drayton Ave.; Las Vegas, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

On May 13th we were issued a Notice of Violation (Case CE26-10630) for not having permits on file and the required side setback for a detached car (RV) port built prior to me purchasing the property in March 2025. We are asking for a waiver for a reduction of setbacks for the detached carport.

Please refer to the Justification Letter for specific measurements and details.

PROPERTY OWNER INFORMATION

NAME: Christopher Miske

ADDRESS: 9711 Drayton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 602-920-3990 CELL 602-920-3990

APPLICANT INFORMATION (information must match online application)

NAME: Christopher Miske

ADDRESS: 9711 Drayton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 602-920-3990 CELL 602-920-3990 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Chuck Miske

ADDRESS: 21010 Shiloh St.

CITY: Omaha STATE: NE ZIP CODE: 68022

TELEPHONE: 402-578-9357 CELL 402-578-9357 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)*	Christopher Miske Property Owner (Print)	6/23/2026 Date

Waiver of Development Standards Justification Letter

Applicant: Christoper Miske
Property Address: 9711 Drayton Ave.; Las Vegas, NV 89148
APN: 163-30-710-021
Zoning: RS3.3 (Residential Single-Family 3.3 du/ac)
Application Type: Waiver of Development Standards (Side Yard Setback Reduction)
Project Description: Existing RV Cover (Accessory Building) – West Side Encroachment
Code Enforcement Violation Case: CE26-10630

Justification Letter

To Whom It May Concern:

I am requesting approval of a Waiver of Development Standards to allow an existing RV cover (accessory building) on my RS3.3-zoned property to remain within a reduced side yard setback on the west side only.

Per Clark County Title 30.02 (Zoning District Development Standards), the required interior side yard setback in the RS3.3 zoning district is 5 feet. Additionally, Title 30 provisions for accessory structures (Table 30.02-4) require that carports or similar structures not be located closer than 5 feet to a property line. The existing accessory building has a setback of approximately 2'-2" on the west side and therefore requires a Waiver of Development Standards.

The accessory building was installed by the previous property owner prior to my acquisition of the property on March 7th, 2025. The structure complies with applicable setbacks on all sides except the west side, where the existing clearance to the property line is approximately 2'-2".

I respectfully request approval based on the following findings:

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1. Existing Condition Not Created by Current Owner

The accessory building was constructed prior to my ownership, and I did not create the encroachment. This request is being made in good faith to bring the property into compliance through the County's entitlement process.

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2. Limited Scope of Non-Compliance

The setback deficiency is isolated solely to the west side of the accessory building.

- The structure meets all other setback and separation requirements, including adequate spacing from the primary residence.
- This limited encroachment reduces the overall impact of the request.

---

3. Minimal Impact Due to Perimeter Wall

The west side of the accessory building is adjacent to a perimeter wall, which provides physical separation and visual buffering between properties. As a result:

- The encroachment does not directly impact a neighboring usable yard area
- Screening is already in place
- Privacy and aesthetics of the property are maintained to a high standard

---

4. No Detriment to Health, Safety, or Welfare

The structure is:

- Non-habitable and accessory in nature
- Structurally sound and properly maintained
- Not interfering with utilities, easements, drainage, or access

Granting this waiver will not negatively affect public health, safety, or welfare.

---

5. Consistency with RS3.3 Residential Use

The RS3.3 zoning district supports low-density residential development, where accessory structures such as accessory buildings are typical. The structure:

- Is consistent with common residential use of the property
- Does not alter the residential character of the neighborhood

---

6. Practical Hardship

Strict enforcement of the 5-foot setback would require removal or relocation of an existing structure, resulting in:

- Unnecessary financial burden
- Loss of a functional residential improvement
- Little to no corresponding public benefit

Relocation to achieve required setback distances on both the east and west side is impossible due to the established layout of the lot, existing perimeter wall, primary residence, and size of the accessory building.

---

7. Mitigation of the Encroachment

Any potential impacts associated with the reduced setback are mitigated by:

- The presence of the perimeter wall along the west property line
- The limited extent of encroachment
- The accessory nature of the RV cover

Conclusion

The requested Waiver of Development Standards is justified because the encroachment is limited to one side of the structure, was not created by the current owner, and is effectively mitigated by existing site conditions.

The accessory building remains compatible with the intent of the RS3.3 zoning district and does not adversely impact adjacent properties or the public.

For these reasons, I respectfully request approval to allow the existing accessory building to remain as constructed.

In addition to the requested Waiver of Development Standards, I would like to provide clarification on the Notice of Violation reference Clark County Title 30.03.01(D)(3)(iii)(b) – Storage of commercial vehicles in residential zones.

The vehicle in question on the Notice of Violation that is parked under the accessory building is a 1972 Kenworth antique vehicle truck and not used for commercial purposes.

The truck is registered and insured as an Antique Vehicle Truck with license plate number AVTB74. "AVT" stands for Antique Vehicle Truck.

The vehicle is in operable condition and is only used within the restrictions of an Antique Vehicle Truck registration including: must be at least 25 years old, weigh more than one ton, be used strictly for exhibitions, shows, parades, or similar, and limited to be driven a maximum of 5,000 miles per year.

Thank you for your time and consideration.

Sincerely,
Christopher Miske
602-920-3990
cmiske@gmail.com

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0679-DELELLES RICHARD DEAN REVOCABLE LIVING TRUST & DELELLES RICHARD DEAN TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed accessory structure (carport) in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Springland Street and west of Cereus Avenue within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:
163-12-819-024

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front setback for a proposed accessory structure (carport) to 9 feet where 20 feet is required per Section 30.02.06 (a 55% reduction).

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 5165 Springland Street
- Site Acreage: 0.17
- Project Type: Accessory structure (carport)
- Building Height (feet): 8.5

Site Plan, Elevation, & Request
The site plan and elevations show an existing single-family residence centrally located on the property with access off Springland Street from the north. The applicant proposes an accessory structure (carport) partially attached to the home within the front yard. The proposed carport is 8.5 feet in height and is made of Alumawood and metal. At the closest point, the carport will be 9 feet from the property line. Because the proposal does not comply with setback requirements, this waiver is requested.

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Applicant's Justification
The applicant states that the original owners of the home converted an attached garage on the property to living space. Since there is no garage for the applicants to utilize, the applicant requests the proposed carport to protect their vehicles from the sun.

Surrounding Land Use

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

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

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

The intent of establishing minimum setback requirements is to maintain consistent development standards and prevent the encroachment of buildings on other properties or structures. A carport in the front yard is inconsistent with other properties in the surrounding neighborhood. Additionally, staff finds that the proposed metal material is not architecturally compatible with the existing home. Therefore, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- 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

DRAFT

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK DEAN DELELLES
CONTACT: RICK DELELLES, 5165 SPRINGLAND STREET, LAS VEGAS, NV 89146

DRAFT

Comprehensive Planning
Application Meeting Information

6

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0679

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

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: 12/1/26 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:~~ ~~Time: 9:00 AM~~

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

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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

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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 # 26-101276
ASSESSOR PARCEL #(s): 163-12-819-024

PROPERTY ADDRESS/ CROSS STREETS: 5165 Springland St - Intersects Ana Capa Way

DETAILED SUMMARY PROJECT DESCRIPTION

Alwma wood / Steel Enforced Carport in front of the house covering the driveway. Dimensions are 23' wide & 15' long. Attached to house and also supported by a pillar on each side. There is about 11' between sidewalk & end of cover.

PROPERTY OWNER INFORMATION

NAME: Richard Dean DeLelles
ADDRESS: 5165 Springland Street
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-305-4970
Legal: The Richard Dean DeLelles Revocable Living Trust 6/9/25

APPLICANT INFORMATION (information must match online application)

NAME: Richard Dean DeLelles
ADDRESS: 5165 Springland Street
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-305-4970 ACCELA REFERENCE CONTACT ID # _____
Legal: The Richard Dean DeLelles Revocable Living Trust 6/9/25

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard Dean DeLelles
ADDRESS: 5165 Springland Street
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-305-4970 ACCELA REFERENCE CONTACT ID # _____
Legal: The Richard Dean DeLelles Revocable Living Trust 6/9/25

*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.

Richard Dean DeLelles — Property Owner (Signature)*
Richard Dean DeLelles — Property Owner (Print)
July 30, 2026 — Date

To: Comprehensive Planning
Thursday, October 8th, 2026

The house located at **5165 Springland St., Las Vegas, Nevada**, was built in 1978. My parents, who were the original owners, converted the garage into a den (family room) at some point during the 1980s.

I purchased the house in 2001. I would like to have a carport covering the driveway for protection from the sun for my car and others, since there is no longer a garage.

Secondly, I feel that when the time comes to sell the house, the carport will be a positive selling point.

Application Identified as:
Waiver of 30.02.06 stating that there needs to be a setback of 20 feet (to 9 feet).

Sincerely,
Rick
10/8/26