Whitney Town Advisory Board

Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
October 29, 2026
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
    - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - Supporting material is available on the County's website at specific Board website.

Board/Council Members:	Anita Toso, Chairperson Greg Konkin- Vice Chairperson Amy Beaulieu Geraldine Ramirez Christopher Fobes
Secretary:	Mia Davis, 702-443-6878, wwtabsecretary@gmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Blanca Vazquez, 702-455-8531, bva@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, Invocation, 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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

III. Approval of Minutes for October 1, 2026. (For possible action)

IV. Approval of the Agenda for October 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

a. Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Whitney TAB for a two-year (2-year) term beginning January 2027.

VI. Planning and Zoning

11/03/26 PC

1. **TA-26-0591:**

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

11/17/26 PC

2. **ET-26-400097 (WS-24-0377)-GALLERIA SUNSET, LLC:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the front setback.
DESIGN REVIEW for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone. Generally located north of Galleria Drive and west of Moser Drive (alignment) within Whitney. JG/jud/cv (For possible action)

3. **WS-26-0641-RODRIGUEZ-RODRIGUEZ, MARIA D.:**

WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for an accessory structure in conjunction with a single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Simpson Drive and east of Sack Drive within Whitney. TS/dd/cv (For possible action)

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board'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 y**our last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: November 12, 2026, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
https://notice.nv.gov

Whitney Town Advisory Board

October 1, 2026

MINUTES

Board Members:	Anita Toso– Chair – **PRESENT**	Amy Beaulieu – **PRESENT**
	Greg Konkin – Vice Chair – **PRESENT**	Christopher Fobes – **ABSENT-EXCUSED**
	Geraldine Ramirez – **PRESENT**	
Secretary:	Mia Davis, 702-443-6878, wwtabsecretary@gmail.com	
Town Liaison:	Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Lorna Phegley; Planning, Blanca Vazquez; Commissioners Office

The meeting was called to order at 6:00 p.m. by Toso.

II. Public Comment
None

III. Approval of September 10, 2026 Minutes
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous

IV. Approval of the Agenda for October 1, 2026
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 4-0 Unanimous

V. Informational Items
Clark County Board of County Commissioners to serve on the Whitney TAB available until 11/14/26.

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VI. Planning & Zoning:

10/07/26 BCC

UC-26-0523-USA:

USE PERMIT for a communication tower and all ancillary equipment.

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

DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 246.97 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Hollywood Boulevard and south of Desert Inn Road (alignment) within Whitney. TS/mh/kh (For possible action)

Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous

VS-26-0510-DIAMOND WETLANDS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)

Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 4-0 Unanimous

TM-26-500118-DIAMOND WETLANDS, LLC:

TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 4-0 Unanimous

10/20/26 PC

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

Motion to Approve
MOVED BY: Konkin
FAILED
VOTE: 2-2 Ramirez & Beaulieu against

DRAFT

10/21/26 BCC

UC-26-0551-DEFT LV 1, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; **2)** allow attached sidewalk; and **3)** modify uniform standard drawing.

DESIGN REVIEW for outdoor storage and display on 3.68 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and east of Stephanie Street within Whitney. JG/jud/cv (For possible action)

Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 4-0 Unanimous

VII. General Business

a. Take public input and finalize requests for the next fiscal year budget.
- **Temporary beautification at Tropicana & Broadbent with possibly boulders**
- **Pavement in neighborhood streets; Bridgette, Danika, Morris, Tawnni, and Marissa**

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be October 15, 2026 unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 7:14 p.m.

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GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Bunkerville
Enterprise
Indian Springs
Laughlin
Moapa
Mt. Charleston
Paradise
Searchlight
Spring Valley
Sunrise Manor
Whitney
Winchester

Apply using QR Code

Citizens Advisory Council Members Needed

Goodsprings
Lone Mountain
Upper & Lower
Kyle Canyon
Mountain Springs
Red Rock
Sandy Valley

HELP CLARK COUNTY PLAN FOR THE FUTURE

Please submit applications by 5:30 pm on November 14, 2026. Applications are available on the Clark County website at www.clarkcountynv.gov.

11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

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

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

RELATED INFORMATION:

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

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

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	C	C	C	S	S

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

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

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

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

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

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

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

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

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

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

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

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

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

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

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

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTESTS:

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

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

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

DETAILED SUMMARY PROJECT DESCRIPTION

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

PROPERTY OWNER INFORMATION

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

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: (702) 727-6258 CELL (702) 245-5075 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	Property Owner (Print)	Date
	Kelli Van Dette	09 / 01 / 2026

Doc ID: d5ac903574f0053912442c62284b40471aff3875

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

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

September 1, 2026

Via email: jad@clarkcountynv.gov
Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

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

Dear Ms. Ammerman:

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

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

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

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

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

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

i. Location and Access

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

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

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

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

Text Amendment Criteria

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

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

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

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

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

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

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

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

AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TA-26-0591

Property Owner or **Subdivision Name:** N/A

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** _____ **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** *See Rural and Urban TAB/CAC dates below* **PC** _____ **BCC** _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs: 10/14/26 Enterprise; 10/28/26 Mountain Springs; 10/29/26 Mt. Charleston; 10/13/26 Paradise; 10/29/26 Bunkerville; 10/13/26 Goodsprings; 10/15/26 Indian Springs; 10/13/26 Laughlin; 10/13/26 Lone Mountain; 10/27/26 Upper and Lower Kyle Canyon; 10/27/26 Moapa; 10/14/26 Moapa Valley → 11-3-26 PC; 12-2-26 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☐ Other: _____

☐ Additional fees – $AMOUNT OF ADDITIONAL FEES: _____

☐ Refund

- ☐ 80%
- ☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND$: _____

Reason for Change: Adding to the various Rural and Urban TAB/CACs as follows: 10/28/26 Red Rock; 10/13/26 Sandy Valley; 10/14/26 Searchlight; 10/13/26 Spring Valley; 10/15/26 Sunrise Manor; 10/15/26 Whitney; and 10/13/26 Winchester.

Change initiated by: MND **Date:** 9/10/26

Change authorized by: AL MC **Date:** 9/10/26

Change processed by: _____ **Date:** 9-10-26

Distribution e-mail sent by: _____ **Date:** 9-10-26

Verified by: Diane Scarcelli Digitally signed by Diane Scarcelli Date: 2026.09.10 15:01:11 -07'00' **Date:** _____

Rev. 08/2024

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): N/A

Town Board(s): All TAB/CACs Rural and Urban

Verified by: _____ Date: _____

11/17/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400097 (WS-24-0377)-GALLERIA SUNSET, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the front setback.
DESIGN REVIEW for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone.

Generally located north of Galleria Drive and west of Moser Drive (alignment) within Whitney. JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:
161-36-401-008

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).

LAND USE PLAN:
WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Acreage: 1.97
- Project Type: Warehouse and outdoor storage
- Number of Stories: 2 (including a mezzanine level)
- Building Height: 29 feet, 2 inches
- Square Feet: 17,840 (4 buildings)/43,529(4 outdoor storage yards)
- Parking Required/Provided: 22/22
- Sustainability Required/Provided: 7/8

History & Site Plan
The originally approved site plan depicts an industrial development in the Athens Industrial Park. The adjacent parcel to the north is in Whitney and is undeveloped. The surrounding parcels to the east, west, and south are within the City of Henderson. Access to the site is provided via a 40 foot wide access easement that extends north from Galleria Drive to the west side of subject property. The approved plans depict 4 single story office/warehouse buildings ranging in size from 4,452 square feet to 4,468 square feet. Buildings 1 and 2 are on individual pads on the west

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side of the site. A waiver of development standards was included in this application to reduce the front setback since Buildings 1 and 2 are located 15 feet from the front property line where 20 feet is required. Buildings 3 and 4 are on adjacent pads located on the east side of the site. Each building has access to an outdoor storage yard in the rear. The outdoor yards are gated and screened by an 8 foot high perimeter decorative CMU wall. The loading zones are provided in the interior of each building and are accessed via the gated storage yards. There are 22 parking spaces on-site, including ADA spaces. Cross-access is provided to the property to the north.

Landscaping

The approved plan shows parking lot landscaping provided throughout the site. Due to the site location, which does not have direct street frontage, the plan shows a single row of Utah Juniper along the access easement, adjacent to Buildings 1 and 2. Within the parking lot, 7 Utah Juniper trees are proposed in the landscape islands. The islands are located on the ends of each parking stall row.

Elevations

The approved buildings are 29 feet 2 inches in height with stepped parapets. The exterior walls consist of 3 different types of CMU with finishes and textures. The color scheme consists of black, red, and cream colors. Metal awnings and roll-up doors will match the exterior buildings' color scheme.

Floor Plans

The originally approved plans depict two, 3,900 square foot and two, 3,916 square foot office/warehouse buildings. Each building also provides a mezzanine area above the office space, which is an additional 552 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0377:

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.

Fire Prevention Bureau

- The fire access lane appears to be a dead end street; ensure that an approved fire access turn around is provided at the site entrance to the buildings;

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- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm); (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states the delay is due to the Master Developer not installing utilities as they were obligated to do. The engineering studies are being prepared at this time. The applicant is committed to move forward but additional time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0377	Design review for an office/warehouse and related waivers of development standards	Approved by PC	October 2024
DR-0321-01	Design review for an office/warehouse development - expired	Approved by PC	May 2001
DR-0956-98	Design review for freight terminal buildings - expired	Approved by PC	July 1998
ZC-1103-97	Zone change to reclassify 24 acres from R-E to M-1 zoning for an office/warehouse development	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Outdoor storage
South & West	Henderson	IG	Outdoor storage & undeveloped
East	Henderson	PS	Henderson Animal Care & Control Facility & 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.

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Analysis

Comprehensive Planning

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

Staff finds this is the first 2 year extension of time being requested for this application and the applicant indicates the delay is due to the Master Developer not installing utilities as they were obligated to do. Additionally, there have been no significant changes in the circumstances of the surrounding area and no changes to the project as well. The continuation of this application will not negatively impact the site or the surrounding area. However, staff finds the applicant will need to demonstrate additional and significant progress towards completion should another extension of time request be presented. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 1, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; 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

- Comply with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTING
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101562
ASSESSOR PARCEL #(s): 161-36-401-008

PROPERTY ADDRESS/ CROSS STREETS: North of East Galleria Drive and East of Wiesner Way

DETAILED SUMMARY PROJECT DESCRIPTION

1st Extension of time for WS-24-0377

PROPERTY OWNER INFORMATION

NAME: Galleria Sunset LLC c/o Donald Polednak
ADDRESS: 1731 Village Center Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-952-5200 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*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)*	Donald Polednak, Manager Property Owner (Print)	9-3-2026 Date

DC Petersen Professional Consultants
5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393

September 15, 2026

Clark County Current Planning
500 Grand Central Pkway 1st Floor
Las Vegas, NV 89101

Attn: Staff

RE: GALLERIA SUNSET
APN: 161-36-401-008
APR 26-101562
WS-24-0377 EXTENSION OF TIME

Dear Staff,

We respectfully request an Extension of Time (2 years) on the above-referenced project. The delay is due to the Master Developer not installing utilities as they were obligated to do. The engineering studies are being prepared at this time. We are still committed to moving forward but additional time is needed

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

Richard C. Gallegos
Project Director

11/17/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0641-RODRIGUEZ-RODRIGUEZ, MARIA D.:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for an accessory structure in conjunction with a single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Simpson Drive and east of Sack Drive within Whitney. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:
161-21-412-087

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front setback for a patio cover to 15 feet where 20 feet is required per Section 30.02.06 (a 25% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 5261 Simpson Drive
- Site Acreage: 0.15
- Project Type: Patio cover & accessory living quarters
- Building Height (feet): 10 (patio cover)/14 (accessory living quarters)
- Square Feet: 578 (accessory living quarters)/999 (single-family residence)

Site Plan
The site plan depicts an existing single-family residence with access from Simpson Drive to the north. There is a patio cover attached to the residence that is set back 15 feet from the north (front) property line, thus necessitating a waiver of development standards. There is also an accessory living quarters located directly to the south of the existing residence in the rear yard of the property.

Elevations
Elevations for the accessory living quarters depict is as being a maximum height of 14 feet, featuring a painted stucco finish with a sloped asphalt shingle roof. Photographs of the front patio cover depict it as being a maximum of 10 feet high and constructed from faux wood

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aluminum posts and roofing. The existing residence features painted wood panel siding and a flat roof, thus necessitating the design review for the accessory dwelling unit.

Floor Plans
The accessory dwelling unit will feature a single bedroom, living area, restroom, and a wet bar. There are 2 entrances/exits to the structure, with 1 each located on the north and west sides of the building.

Applicant's Justification
The applicant states that the structure was built to meet all of the required setbacks, and that the property owner intends to stucco and paint the existing residence to eventually match the accessory living quarters. The applicant also states that there are other existing patio covers and accessory living quarters in the immediate area, and thus the addition of these does not have a negative impact on the surrounding neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residences
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development

Clark County Public Response Office (CCPRO)
CE22-31100 is an active code enforcement case for building without a permit.

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.

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.

Waiver of Development Standards & Design Review
While staff acknowledges that the accessory living quarters meets the design standards set forth in Title 30, Chapter 30.04.05, the accessory living quarters is not compatible with the existing residence. Similarly, the front patio cover is not compatible with the existing residence, and does not meet the minimum required setback. Staff notes that both of these structures were built without the applicable building permits, and that applying for them initially may have mitigated these issues altogether. For these reasons, staff cannot support these requests.

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 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 161-21-412-087

PROPERTY ADDRESS/ CROSS STREETS: 5261 Simpson Drive / SEC Simpson Dr & Sacks Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of an existing accessory structure. & a Waiver of Development Standards for a front patio cover to be 12 FT from the front property line where 20 FT is required per code section 30.02.06

PROPERTY OWNER INFORMATION

NAME: Maria D. Rodriguez-Rodriquez

ADDRESS: 5261 Simpson Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89122

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Maria D. Rodriguez-Rodriquez

ADDRESS: 5281 Simpson Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89122

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia Inc, c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr, Suite #210

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: (702) 435-9909 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.

Maria d Rodriguez
Property Owner (Signature)*

Maria Rodriguez
Property Owner (Print)

9/04/26
Date

GCGARCIA

September 22, 2026

Jason Allswang
Director of Comprehensive Planning
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Request for Design Review for an Existing Accessory Structure & Waiver of Development Standards for an Existing Patio Cover at 5261 Simpson Dr.
APN: 161-21-412-087

Dear Jason:

On behalf of the property owner, Maria D. Rodriguez-Rodriguez, please accept the attached application for a Design Review for an existing accessory structure and a Waiver of Development Standards for an existing front patio cover on a 0.15-acre property located south of Simpson Drive and west of Sacks Drive. The property has an existing single family residential unit and is zoned RS5.2.

The properties to the north, east and west are also existing single family homes zoned RS5.2. The property to the south is zoned RM32 and has an existing apartment complex.

DESIGN REVIEW

Pursuant to Section 30.04.05, any modifications to existing development legally established that don't meet the requirements of this section shall be analyzed through the Design Review process.

The primary residence is a 999 SF single-story home built in 1962. It has a low-pitched shingled roof, with siding that is painted pale green with white trim. The accessory structure was built during the pandemic without previous approvals and has an open code enforcement violation for this reason. The accessory structure is a 578 SF single story accessory dwelling unit that is a light grey stucco on the outside. It has a shingle pitched roof. The roof has a greater pitch as the current building codes require a minimum slope of 4:12 for a shingled roof which assists drainage to allow proper water runoff.

The structure meets all setbacks from the property lines as well as from the primary residence. It also meets the 14 FT in height allowed by code.

Throughout the neighborhood are other accessory structures of a similar size and design.

The applicant intends to pursue future exterior improvements to the primary residence by replacing the siding with stucco of a similar color which will enhance the overall architectural relationship between the primary residence and the accessory structure. There is no current timeline as to when this will occur.

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

WAIVER OF DEVELOPMENT STANDARDS

A request to allow a front patio cover 12 FT from the front property line where 20 FT is required per code section 30.02.06.

An 8 FT wide front patio cover was also added to the house sometime between 2020 and 2021. The subdivision was originally approved and built in the 1960's. The original map shows a 60 FT wide ROW with a 20 FT setback to the homes that would be built in the future from the property line; however, that is not how the development was built. Using The County's Openweb GIS system it shows the property line runs through the front yard of the home, rather than at the back of sidewalk. If the distance from the edge of the patio cover was measured to the back of sidewalk it would meet the 20 FT setback. The actual house is closer to 28 FT from the back of the sidewalk. This discrepancy between the recorded map and the actual development of the subdivision requires that a waiver be requested.

Design Review Approval Criteria 30.06.05B

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

The surrounding neighborhood consists of single-story homes; however, beyond that there is not a consistent exterior material or color. The homes are a mix of siding, painted CMU and stucco. They come in colors ranging from white, grey, to green, blue and terracotta or sand tones. Although the structure differs from the primary residence in certain architectural features, it remains compatible with the surrounding residential area and continues to function as part of the existing residential development pattern.

2. Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

The accessory structure is a well-maintained residential building with finished exterior materials typical of homes built today. It is visually compatible with the surrounding neighborhood and does not present an unsightly or undesirable appearance. The structure contributes to the overall residential character of the property and surrounding area.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The request involves an existing accessory structure on an existing residential lot and does not include any changes to site access, circulation, or parking. The structure has not had a negative effect on adjacent roadways or the surrounding neighborhood.

Waiver of Development Standards Approval Criteria 30.06.06.F

(i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the areas adjacent to the property will not be affected in a substantially adverse manner. The proposed waiver request is to allow the front patio cover that would meet the setback if the property line were placed at the back of curb as would be expected on a

residential property. It doesn't encroach on any of the adjacent properties, or the right of way.

(ii) 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;

The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. The patio cover is entirely within the owners property and in fact helps with keeping their home cooler during the intense summer heat.

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The waiver requested will allow the site to be developed in a manner consistent with the patio covers seen in residential neighborhoods.

(iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services

The waiver is for a front patio cover added to an existing home. As such it is adequately served by, and will not create an undue burden on any public improvements, facilities or services.

SUMMARY JUSTIFICATION:

The accessory structure remains compatible with the surrounding residential neighborhood, is subordinate to the primary residence, and has not created adverse impacts on adjacent properties. While not an exact match to the primary residence as it sits today, it is planned that the primary residence will be improved in the future to match. The structure maintains an attractive residential appearance and is consistent with the character of the area. The covered patio also doesn't detract from the appearance of the primary home or interfere with any neighbor's enjoyment of their property. It helps to provide shade and allows for a useable front yard space for the owner particularly during the summer.

We would respectfully request your favorable consideration of this project. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Melissa Eure

Melissa Eure
President