



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 26, 2025

6:00pm

AGENDA

Note:

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

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

Matthew Tramp-Vice Chair

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 August 12, 2025. (For possible action)
- IV. Approval of the Agenda for August 26, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **WS-25-0557-TAXPAYER & TAXPAYER:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action) **09/16/25 PC**
- VII. General Business
 - 1. Review budget request from last year and take public input regarding suggestions for FY2027 budget request(s). (For possible action).
 - 2. Take public input regarding suggestions for FY2027 budget request(s). (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 9, 2025.
- X. Adjournment.

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

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

<https://notice.nv.gov>

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

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0557-TAXPAYER & TAXPAYER:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-10-414-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow an 8 foot 6 inch high wall along a rear property line where a maximum of a 6 foot high wall is permitted per Section 30.04.03B (a 42% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3239 Rolling Acres Circle
- Site Acreage: 0.49
- Project Type: Walls
- Wall Height (feet): 8.5

Site Plans

The plans depict an existing single-family residence with access provided via Rolling Acres Circle to the east. There is an existing wall along the west property line (rear). A 54 foot long portion of the wall has been raised along the northern half of the rear property line.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plans depict an existing wall along the west property line that has a maximum of 5 feet height measuring from the high side (neighbor's side) and is 6.5 feet high maximum measuring from the subject site. This wall is constructed of grey CMU block. A 54 foot long portion of the

wall has been raised along the northern half of the rear property line with 2 foot high lumber which is affixed on top of the CMU wall. The lumber is red in color.

Applicant's Justification

The applicant is requesting a waiver of development standards to allow a wall that has been increased past the district maximum height per Title 30. The wall was raised because the adjacent property to the west sits at a higher elevation than the subject parcel (APN 163-10-414-002). The neighbor's dog has almost jumped over the rear wall on several occasions. In order to preserve their sense of security, the applicant has raised the rear wall to 6.5 feet to ensure their safety.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to reclassify portions of Sections 9 through 13 generally located between Cimarron Road and Decatur Boulevard, and between Spring Mountain Road and Sahara Avenue	Approved by BCC	February 2011

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-08775) for increasing the height of an existing wall past the maximum height allowed per Title 30. The wall was increased without land use approval or building 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 finished grade of the subject site sits lower than the adjacent site and Title 30 allows the wall to be measured from the high side. According to the applicant's description, the maximum height will be 7 feet on the neighbor's side; however, no accurate information is available for the height difference between the 2 properties. Therefore, the waiver was requested for the worst-case scenario (8.5 feet tall) which is measuring the wall height from the applicant's side.

Staff finds that the increased height may have adverse impacts on the neighboring properties. Also, the wall may significantly alter the appearance of the neighborhood given that the property is located at NPO-RNP overlay and further impact the adjacent property to the west. Staff understands that increasing the wall height may provide more privacy and security. However, it may negatively impact the residential character of the neighborhood. Additionally, requests to increase the height of fences or walls are strongly discouraged in the Neighborhood Protection Overlay. 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; 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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAWN DAVIS

CONTACT: DAWN DAVIS, 3239 ROLLING ACRES CIRCLE, LAS VEGAS, NV 89117

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0557

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

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

Date: 8/26/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 9/16/2025 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: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-10-414-002

PROPERTY ADDRESS/ CROSS STREETS: 3239 Rolling Acres Circle/Darby Avenue and Rolling Acres Circle

DETAILED SUMMARY PROJECT DESCRIPTION

In August 2023, we built a two-foot fence on top of our rear block wall to prevent the neighbor's dog from jumping over the wall and into our property. The neighbor did not build their own wall and uses ours as the perimeter between the properties. Our lot is set lower than theirs, so the wall is taller on our property than it is on theirs. This request is made as a result of a Notice of Violation, Case No. CE25-08775.

PROPERTY OWNER INFORMATION

NAME: Dawn L. Davis and William W. Flinn, Jr.

ADDRESS: 3239 Rolling Acres Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: (775) 378-5592

CELL

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Dawn L. Davis and William W. Flinn, Jr.

ADDRESS: 3239 Rolling Acres Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: (775) 378-5592

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

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

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

[Signature]
Property Owner (Signature)*

Dawn L. Davis and William W. Flinn, Jr.

Property Owner (Print)

06/17/2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

Dawn L. Davis & William W. Flinn, Jr.
3239 Rolling Acres Circle
Las Vegas, Nevada 89117

June 24, 2025

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

Re: Justification Letter for Waiver of Development Standards, CE25-08775

To Whom It May Concern:

This request is made as a result of a Notice of Violation, Case No. CE25-08775. The nature of violation set forth in the Notice states:

30.01.04(A)(2) Setbacks – No structure or use of any structure or land shall be established, enlarged, extended, altered, moved, divided, or maintained and no lot shall be created, except as authorized by and in compliance with this Title and all other applicable regulations, including Building Code and Public Works standards.

The Notice further instructed us to obtain a waiver of development standards for increased wall height added onto the block wall.

We have lived at 3239 Rolling Acres Circle since June of 2016. We have a 6 ½-foot-tall cinderblock wall along the back perimeter of our property that was constructed at the same time as our home in 1988. The neighboring home directly behind ours was built in 1990; the property owner never constructed its own rear perimeter wall and, instead, uses our wall as the perimeter between the properties. Our lot is set lower than the property behind us. While the block wall on our property is 6 ½-foot tall, the wall is only approximately 4-½ feet tall on the rear property.

The neighbors directly behind us have a large dog that began jumping over our rear block wall, nearly clearing the wall into our property. For safety reasons, in August of 2023, we built a 2-foot-tall wood fence on top of a portion of our rear block wall to prevent the neighbor's dog from jumping over the wall and into our property, making the total height of our wall 8 ½-foot tall. The 2-foot fence makes our rear wall the same height as the wall constructed by the property owner caddy corner from us and next door to our rear neighbor. The fence has solved the problem with the dog jumping over our wall and has provided the added benefit of preventing the rear neighbors from looking into our backyard. We are requesting a waiver of development standards to allow an 8 ½-foot wall where 6-feet is the maximum allowed per Section 30.04.03.

We appreciate your assistance in obtaining the necessary waiver of development standards.

Yours truly,

A handwritten signature in blue ink, appearing to read "Dawn L. Davis & William W. Flinn, Jr.", is written over a blue circular stamp or seal.

Dawn L. Davis & William W. Flinn, Jr.