



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 31, 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 chaycs70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

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

Matthew Tramp, Vice Chair
Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chaycs70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for March 10, 2026. (For possible action)
- IV. Approval of the Agenda for March 31, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft and Get Outdoors Nevada Present: Echo Trail Park Day of Play, Saturday April 4, 2026 11 a.m. – 1 p.m. at Echo Trail Park, 5655 Buffalo Dr. Join us for food, games, music, park cleanup (register for the park cleanup at volunteer.getoutdoorsnevada.org).

VI. Planning and Zoning

- 1. **UC-26-0011-DIAB DIAB & CAMERON:**
USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action) **04/08/26 BCC**
- 2. **UC-26-0142-GALLERIA CENTER, LLC:**
USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) **04/21/26 PC**
- 3. **WS-26-0051-RODRIGUEZ, NAOMY A.:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an accessory living quarters in conjunction with an existing single-family residence on 0.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south Twain Avenue and east of Limewood Circle within Spring Valley. JJ/dd/cv (For possible action) **04/21/26 PC**
- 4. **ET-26-400008 (ZC-23-0794)-DEAN JERRY & DEANNA FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for finished grade in conjunction with a proposed single-family residential subdivision in an RS10 (Residential Single-Family 10) Zone. Generally located south of Diablo Drive and east of Mann Street within Spring Valley. MN/rr/cv (For possible action) **04/22/26 BCC**

5. **ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:**
TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone within in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv (For possible action) **04/22/26 BCC**

6. **WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the C-P portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone. Generally located north of Flamingo Road and west of Lindell Road within Spring Valley. JJ/tpd/cv (For possible action) **04/22/26 BCC**

7. **WS-26-0114-SMITH, CHARLES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase wall height; and **3)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley. JJ/rp/cv (For possible action) **04/22/26 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 14, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>



Spring Valley Town Advisory Board

March 10, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Richard Ruggles, Comprehensive Planning

II. Public Comment

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

- **None**

III. Approval of **February 24, 2026**, Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **March 10, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Patrick Dierson**

Action: **APPROVE** after noting item 9 would be held until April 28, 2026

Vote: 5-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fai & Children’s Mini Market, Saturday March 28, 2026 10 a.m – 1 p.m. at the Helen Meyer Community Center, 4525 New Forest Dr. Join us for games, music, food (available for purchase), a resource fair, and a market with young entrepreneurs showcasing their businesses. Questions: 702-455-7723.
- Commissioner Michael Naft and Get Outdoors Nevada Present: Echo Trail Park Day of Play, Saturday April 4, 2026 11 a.m. – 1 p.m. at Echo Trail Park, 5655 Buffalo Dr. Join us for food, games, music, park cleanup (register for the park cleanup at volunteer.getoutdoorsnevada.org).

VI. Planning & Zoning

1. **WS-26-0050-C H D CONVENIENCE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone. Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley. JJ/sd/cv (For possible action) **03/18/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

2. **VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY LLC:**
VACATE AND ABANDON a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/mh/kh (For possible action) **04/07/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

3. **UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:**
USE PERMIT for a transportation service.
DESIGN REVIEW for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Sunset Road and west of Tioga Way within Spring Valley. MN/mh/kh (For possible action) **04/07/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** per staff conditions
Vote: 4-1/NAY – Justine McDowell

4. **UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:**
USE PERMIT for a proposed kennel.
DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action) **04/07/26 PC**

Motion by: **Kriselle Gabriel**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

5. **WS-26-0096-FARLEY, JAKKE L & JARED A:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** reduce separation in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action) **04/07/26 PC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff “if approved” conditions
Vote: 5-0/Unanimous

6. **ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and **2)** allow modified driveway design.
DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action) **04/08/26 BCC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

7. **WS-26-0080-CHURCH BAPTIST FIRST KOREAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; **3)** eliminate and reduce street landscaping; and **4)** allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** Waivers of Development Standards #1-3
DENY Waivers of Development Standards #4.
with staff “if approved” conditions
Vote: 5-0/Unanimous

8. **TM-26-500021-CHURCH BAPTIST FIRST KOREAN:**
TENTATIVE MAP consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

9. **UC-25-0033-TOMPKINS PLAZA, LLC:**
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow attached sidewalks; and **6)** reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) **04/08/26 BCC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request.
Vote: 5-0/Unanimous

10. **ZC-26-0091-SONODA JAMES DAVID:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action) **04/08/26 BCC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

11. **VS-26-0092-SONODA, JAMES DAVID:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley (description on file). MN/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

12. **WS-26-0093-SONODA, JAMES DAVID:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the front setback; **2)** reduce parking area landscaping; and **3)** increase retaining wall height.
DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff "if approved" conditions
Vote: 5-0/Unanimous

13. **VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action) **04/08/26 BCC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

14. **WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** eliminate and reduce buffering and screening; **3)** increase retaining wall height; **4)** increase maximum parking; and **5)** reduce throat depth.
DESIGN REVIEW for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 4-1/NAY – Justine McDowell

VII General Business

1. **None**

VIII. Comments by the General Public-

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An attendee stated that Desert Breeze is a fantastic facility but there were several areas in need of improvement:

- **Street light lamp is out west of the crosswalk on Spring Mountain Road.**
- **Crosswalks are faded in the parking lot, which poses a danger for children running around the community center.**
- **Air conditioning is not working in the dance room, gym and meeting room.**

IX. Next Meeting Date: **March 31, 2026**

X Adjournment

Motion by: **Patick Dierson**
Action: **ADJOURN** meeting at 7:36 p.m.
Vote: 5-0/Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0011-DIAB DIAB & CAMERON:

USE PERMIT to allow a daycare facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** eliminate and reduce buffering and screening; **3)** reduce building separation; **4)** eliminate bicycle parking; **5)** reduce parking; and **6)** reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley.
JJ/bb/cv (For possible action)

RELATED INFORMATION:

APN:

163-14-114-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow parking areas within 30 feet of a residential district where not permitted per Section 30.04.06L.
- b. Allow high activity areas of development adjacent to areas subject to residential adjacency without additional landscaping and/or screening where required per Section 30.04.06G.
2. a. Eliminate the required landscape buffer along the west property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
- b. Eliminate the required landscape buffer along the east property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
- c. Allow a 5 foot high wall along the west property line to remain where an 8 foot high decorative wall is required per Section 30.04.02C.
- d. Allow a 5 foot high wall along the east property line to remain where an 8 foot high decorative wall is required per Section 30.04.02C
3. Reduce the building separation between Shed A and the shade structure to 3 feet where 6 feet is required per Section 30.02.04 (a 50% reduction).
4. Eliminate bicycle parking where 4 spaces are required per Table 30.04-8.
5. Reduce the number of parking spaces to 4 where 6 parking spaces are required per Section 30.04.04D (a 34% reduction).
6. Reduce throat depth for a driveway along Costa Brava Road to 13 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6737 Costa Brava Road
- Site Acreage: 0.33
- Project Type: Daycare (24 children)
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 5,792 (existing community residence 4,312 1st floor/daycare 1,480 2nd floor)
- Parking Required/Provided: 6/4

Site Plan

The plan depicts an existing community residence within an existing residential subdivision and a proposed half circle driveway which provides access from Costa Brava Road to the north. The community residence operates on the 1st floor of the residence. The applicant is requesting to turn the second floor of the residence into a daycare. Since the proposed daycare will accommodate more than 6 and up to 24 children, it will be considered a commercial use. The plan shows 4 dedicated parking spaces proposed in the front yard where 6 are required for the existing community residence and the proposed daycare. The plan also depicts two sheds and one shade structure within the backyard. A waiver is being requested to reduce the separation between Shed A and the shade structure to 3 feet. The existing residential trash bins will be kept within the side yard on the west side of the home. No other changes are proposed to the existing site.

Landscaping

The plans show a 10 feet wide landscape strip along Costa Brava Road with 2 large trees and shrubs to be planted within the strip.

Elevations

The elevations and photographs depict an existing single-family home with a primary entrance facing north toward Costa Brava Road. There is a staircase within the rear yard which provides direct access to the 2nd floor where the proposed daycare is located.

Floor Plans

The floor plans depict a 1st floor area that is currently licensed as a 10 bed community residence and a 2nd floor that is proposed to be used as a daycare for up to 24 children. The 2nd floor plan shows distinct daycare spaces, with a 156 square foot daycare office and storage room, cubbies, utility room, storage room, bathroom, and partial kitchen area. The interior staircase connecting the 1st floor and 2nd floor will not generally be available to the children or residents of the community residence, as the proposed daycare will be primarily accessed from the staircase within the backyard.

Applicant's Justification

The applicant is proposing to operate a daycare on the 2nd floor of an existing residential home where an existing community residence senior care facility operates on the 1st floor with up to 10 seniors and 3 employees. The proposed daycare will have up to 24 children and 3 employees with a separate existing entrance and exit by stairs in the backyard of the home. Combining the community residence and daycare facility in one building will provide intergenerational enrichment opportunities. A director will be on site for all operations during the business hours of 7:00 a.m. and 5:00 p.m. Monday to Friday. A new half circle one-way driveway is proposed to connect 2 individual driveways for pickup and drop off. A staggered drop off schedule for children will be between 7:00 a.m. and 9:00 a.m.. The pickup schedule will range between noon and 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-900077-13	Community residence with 10 beds for senior living	Approved by ZA	February 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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.

Waivers of Development Standards

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

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

Use permit & Waivers of Development Standards #1, 2, 4, & 5

Staff finds that daycare is an appropriate use when in conjunction with a residence, to accommodate up to 6 children, which Title 30 allows under "Family Daycare". However, since the applicant is proposing to have up to 24 children, the use cannot be considered a family daycare. A daycare with 24 children is a commercial operation and requires compliance with commercial standards, including residential adjacency, buffering and screening, and parking standards. The proposed daycare use for up to 24 children is not compatible with the surrounding existing residential area or residential character of the surrounding residential neighborhood. Daycare uses are required to be accessed from a collector or arterial street due to the increased vehicle traffic and potential negative impacts related to increased traffic in a residential neighborhood. Staff find that the requested waivers are proposed due to the commercial nature of the use, which could be prevented if the use was proposed as a family daycare for up to 6 children. The proposed daycare will increase traffic volumes greater than a family daycare, requires more parking spaces, and need more employees than a standard family daycare, and will clearly be a business located in a residential area. Staff cannot support the use permit or the waivers of development standards.

Waiver of Development Standards #3

The requested separation reduction is a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Separations are essential to ensure safety and mitigate visual clutter. Therefore, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #6

Staff cannot support the request to reduce the throat depth for the proposed commercial driveways on Costa Brava Road, as it will lead to queuing in the right-of-way with a one-way driveway and congested parking lot. Furthermore, the site will operate as a commercial business in a residential neighborhood that will generate an increase in traffic from Spring Mountain Road becoming a deterrent to pedestrian safety and the neighborhood.

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:

- 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 and application for review; 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

- Traffic study and compliance;
- Off-site improvement permit will be required.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility; that operational permits may be required for this facility; 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 that 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: MUBEEN NAIMUDDIN

CONTACT: DORA VALENTIN, CARING NOW, 6737 COSTA BRAVA ROAD, LAS VEGAS, NV 89146

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0142-GALLERIA CENTER, LLC:

USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone.

Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-25-110-006 through 163-25-110-008 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5765 W. Tropicana Avenue, 5785 W. Tropicana Avenue, & 5795 W. Tropicana Avenue
- Site Acreage: 1.74 (portion)
- Project Type: Banquet facility
- Square Feet: 1,445 (proposed banquet facility lease space, suite #8)
- Parking Required/Provided: 6 (proposed banquet facility)/99 (entire commercial center)

Site Plans

The plans depict a commercial center with access points along Tropicana Avenue to the north and Duneville Street to the west. The proposed banquet facility will occupy an existing suite within the in-line building located along the southern portion of the commercial center. The subject in-line building shares cross access and parking with 2 other pad site buildings that front Tropicana Avenue. No changes are proposed to the site. The applicant is seeking a use permit to allow for a banquet facility within 200 feet of residential uses to the east.

Elevation & Floor Plan

The photos show a 1 story retail building with a concrete tile roof. The stucco exterior is painted and includes pop-outs, columns, and glass store front windows. The 1,445 square foot lease space will include a lobby area, open seating area, restrooms, and a storage room.

Applicant's Justification

The applicant states the banquet facility operates as a reservation-only private event venue, with a maximum occupancy limited to 60 people. The venue is designed for milestone celebrations and intimate gatherings including baby showers, birthday parties, graduations, bridal showers, and similar private events. The business does not operate as a nightclub, bar, or public entertainment venue, hookah lounge, or continuous-service restaurant. There are no walk-in customers, no ticketed public events, and no open public gatherings. All events are pre-scheduled and occur entirely within the enclosed tenant space. The site has ample parking for all existing uses and for the proposed banquet facility. The proposed use will not have amplified sound, no exterior queuing or outdoor gathering; therefore, having minimal impact.

Prior Land Use Requests for APN 163-25-110-006 (northwest corner)

Application Number	Request	Action	Date
UC-21-0604	Use permit for a proposed supper club	Approved by PC	December 2021
UC-18-0316	Use permit to reduce the separation of a tavern from a residential use	Approved by PC	June 2018
UC-1417-03	Use permit for live entertainment with a restaurant	Approved by PC	November 2003

Prior Land Use Requests for APN 163-25-110-007 (northeast corner)

Application Number	Request	Action	Date
UC-19-0750	Use permit for a retail cannabis store	Withdrawn	December 2019
UC-19-0749	Use permit for a retail cannabis store	Withdrawn	November 2019
UC-0379-17	Use permit for a retail cannabis store in conjunction with an existing dispensary	Approved by BCC	June 2018
UC-0356-14	A medical cannabis establishment (dispensary) located just north of the subject building within the same retail center	Approved by BCC	June 2014

Prior Land Use Requests for APN 163-25-110-008 (southern parcel)

Application Number	Request	Action	Date
UC-18-0208	Use permit for hookah lounge	Approved by PC	May 2018
UC-0187-12	Use permit for a convenience store and check cashing service	Approved by BCC	June 2012
UC-10-0414	Use permit for a convenience store	Approved by PC	October 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Manufactured home park
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Mini-warehouse development
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (less than 18 du/ac)	CG & RM32	Shopping center & condominium 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.

The reduction to residential separation for the proposed banquet facility requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. There is an existing multi-family residential use, approximately 51 feet to the eastern property line. Staff finds that the multi-family residential ingress/egress drive aisle with mature landscaping buffers the nearest multi-family residential building to the east which is approximately 159 feet from the banquet facility. Although the proposed banquet facility is compatible with existing uses within the commercial center, staff finds the request does not support Goal SV-1 which in part, encourages the protection of existing neighborhoods in Spring Valley while providing opportunities for complementary uses. Therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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: REBECCA K. MAHAN

CONTACT: REBECCA MAHAN, WOW PARTY DECOR LLC, 5795 W. TROPICANA AVENUE, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0142

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

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

Date: 3/31/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 4/21/2026 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: Click or tap to enter a 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

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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, 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

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Marley P. Robinson Justice Court &
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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
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Paradise Park Community Center
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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
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
Donnie Gibson	(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 1/7/25

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 # 25-101710

ASSESSOR PARCEL #(s): 16325110008

PROPERTY ADDRESS/ CROSS STREETS: 5785 W Tropicana Ave 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Banquet Facility Indoor use only
UC For within 200' Residential

PROPERTY OWNER INFORMATION

NAME: Galleria Center, LLC

ADDRESS: 4755 Dean Martin Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-821-8326 CELL 762-232-2581

APPLICANT INFORMATION (information must match online application)

NAME: Rebecca Mahan

ADDRESS: 5785 W Tropicana Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-337-7802 CELL 702-337-7802 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Rebecca Mahan

ADDRESS: 5785 W Tropicana

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-337-7802 CELL 702-337-7802 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.

Alicia Russo
Property Owner (Signature) for Galleria Center, LLC
Property Owner (Print)

12/17/2025
Date

Truman Hopkins
AS AGENT FOR GALLERIA CENTER LLC

JUSTIFICATION LETTER

WOW PARTY DECOR LLC, DBA WOW EVENTS

5785 W Tropicana Ave

Las Vegas, NV 89103

To Zoning & Planning Review Staff:

WOW PARTY DECOR LLC, DBA WOW EVENTS, respectfully submits this justification letter in support of the proposed private event venue within the existing commercial suite at 5785 W Tropicana Avenue.

Description of Use

WOW EVENTS operates as a reservation-only private event venue within approximately 1,445 square feet, with a maximum occupancy limited to 60 persons.

The venue is designed for milestone celebrations and intimate gatherings including baby showers, birthday parties, graduations, bridal showers, and similar private events.

The business does not operate as a nightclub, tavern, bar, public entertainment venue, hookah lounge, or continuous-service restaurant. There are no walk-in customers, no ticketed public events, and no open public gatherings. All events are pre-scheduled and contract-based. All activities occur entirely within the enclosed tenant space.

Parking Compliance & Shared Site Capacity

The combined three parcels require 65 parking spaces. The site currently provides 99 parking spaces, resulting in a surplus of 34 parking spaces beyond the required minimum.

The venue maintains a maximum occupancy of 60 persons. Due to the private nature of events, guests commonly arrive per household, resulting in multiple attendees per vehicle and reducing overall parking demand.

Events are time-defined rather than continuous high-turnover operations such as restaurant uses. Arrival and departure patterns are structured and predictable.

Based on the existing surplus of parking on-site and the limited occupancy of the venue, operations will not create a parking deficiency within the shared commercial center.

Compatibility with Existing Tenants

The commercial center includes restaurant uses operating during daytime, evening, and late-night hours, including one restaurant/hookah lounge operating from approximately 8:00 PM to 3:00 AM.

WOW EVENTS differs substantially in operational intensity:

- Occupancy is capped at 60 persons
- Events are private and reservation-based
- No exterior queuing or outdoor gathering is permitted
- No outdoor amplified sound is permitted
- All activities remain indoors

While event hours may vary depending on client scheduling, the limited scale of the venue ensures that parking demand remains substantially lower than that generated by high-turnover restaurant or lounge uses.

The operational model is controlled, structured, and compatible with surrounding commercial tenants.

Conclusion

The site exceeds required parking by 34 spaces. The venue maintains limited occupancy, structured scheduling, and enclosed operations.

For these reasons, approval is respectfully requested.

Sincerely,

Rebecca Mahan

Managing Member

WOW PARTY DECOR LLC

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0051-RODRIGUEZ, NAOMY A.:

WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an accessory living quarters in conjunction with an existing single-family residence on 0.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south Twain Avenue and east of Limewood Circle within Spring Valley.
JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

163-14-313-015

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate the side interior setback for an accessory living quarters where 5 feet is required per Section 30.02.06.
- b. Eliminate the rear setback for an accessory living quarters where 5 feet is required per Section 30.02.06.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3748 Limewood Circle
- Site Acreage: 0.13
- Project Type: Accessory living quarters
- Number of Stories: 1 (house & accessory living quarters)
- Building Height (feet): 11.5 (accessory living quarters)
- Square Feet: 363 (accessory living quarters)

Site Plan

The site plan depicts an existing single-family residence with access off Limewood Circle. There is an existing accessory living quarters located in the southeast corner of the site with no setbacks from the interior side and rear property lines, thus necessitating a waiver of development standards.

Elevations

The elevations depict the accessory living quarters with a maximum height of 11.5 feet. The accessory living quarters features painted stucco and a shingled roof to match the existing residence.

Floor Plans

The floor plans for the accessory living quarters depict it as being 363 square feet and comprised of a bedroom, bathroom, and wet bar.

Applicant’s Justification

The applicant states that they built the casita to provide their family of 8 with more living space, as the existing single-family residence only has 4 bedrooms. They also state that they were not aware that the casita needed building permits for its construction.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE23-25535 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.

Setbacks are important for maintaining safety in and around the property, and for the aesthetic quality of residential areas, and the elimination of the required setbacks can lead to adverse affects for the surrounding neighbors. Staff finds that the existing unpermitted accessory living quarter is too large for the lot, and that the waivers requested stem from self-imposed hardships. Additionally, staff finds that if the applicants had inquired about the accessory living quarters before its construction, they would have known that it could have been moved slightly closer to the existing residence while still maintaining the required 6 foot separation, allowing for more setback to the property lines. For these reasons, 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 that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 that 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: NOAMI RODRIGUEZ

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0051

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

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

Date: 3/31/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 4/21/2026 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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

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Judith Metz, Secretary
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Bunkerville TAB Room
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ENTERPRISE

Carmen Hayes
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Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
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715 Gretta Lane, Indian Springs

LAUGHLIN

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

LONE MOUNTAIN

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Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

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

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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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): 163-14-313-015

PROPERTY ADDRESS/ CROSS STREETS: 3748 Limewood Cir. Las Vegas, NV 89103

DETAILED SUMMARY PROJECT DESCRIPTION

12'X18' Shed Storage Structiure at back yard.

PROPERTY OWNER INFORMATION

NAME: Naomy A Rodriguez
ADDRESS: 3748 S Limewood Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: 702-418-9089 CELL 702-418-9089 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Naomy A Rodriguez
ADDRESS: 3748 S. Limewood Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 702-418-9089 CELL 702-418-9089 EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Jaime De la Vega
ADDRESS: 6944 Erin Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-569-5127 CELL 702-569-5127 EMAIL: [REDACTED]

*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 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.

Naomy A Rodriguez
Property Owner (Signature)*

Naomy A Rodriguez
Property Owner (Print)

03/03/2025
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

NAOMY A. RODRIGUEZ
3748 S. LIMWOOD CIRCLE, LAS VEGAS, NV 89103
702-418-9089 naomyrodriguez1974@gmail.com

Las Vegas, NV

October 28, 2025

JUSTIFICATION LETTER

In Reference to our Project at 3748 S. Limewood Circle, Las Vegas, NV. 89103. It is an Accessory structure of 363 s.f., the structure includes a Bedroom and a Bathroom, the structure is very important to Our Family because the Original Residence has 4 Bedroom, and 2 Bathrooms, in reality we need an extra bedroom and extra bathroom, since Our Family has 8 members.

For some Unexplained reasons the apartment was bult without permits and very close to the Property line on the South side and East side.

We kindly ask you to consider a waiver for the Side and Rear Yard, there is 0'-00" where 5'-00" is required.

We thank you in advance for your time and consideration to Our Project.

Sincerely

Naomy A. Rodriguez

Naomy A Rodriguez

Homeowner

702-418-9089

Naomyrodriguez1974@gmail.com



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-26-0051

Property Owner or Subdivision Name: RODRIGUEZ NAOMY 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** 03/31/2026 **PC** 04/21/2026 **BCC** _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) _____
- 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 REFUNDS\$: _____

Reason for Change: Application fees have been paid and public hearing dates for the application are being added.

Change initiated by: DD Date: 02/23/2026
 Change authorized by: Jake Jiles Date: 2/23/26
 Change processed by: TS Date: 2/23/26
 Distribution e-mail sent by: TS Date: 2/23/26
 Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-14-313-015

Town Board(s): Spring Valley

Verified by: _____ Date: _____

04/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400008 (ZC-23-0794)-DEAN JERRY & DEANNA FAMILY TRUST.

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) retaining wall height; and 2) modified driveway geometries.

DESIGN REVIEW for finished grade in conjunction with a proposed single-family residential subdivision in an RS10 (Residential Single-Family 10) Zone.

Generally located south of Diablo Drive and east of Mann Street within Spring Valley. MN/r/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-801-039

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined screen and retaining wall height to 15 feet 4 inches (6 foot screen wall and 9 foot 4 inch retaining wall) where a maximum of 9 feet (6 foot screen wall and 3 foot retaining wall) is permitted per Section 30.64-050 (a 71% increase).
2. Reduce the required setback from the property line to the driveway to zero feet where 6 feet is required per Uniform Standard Drawing 222.2 (a 100% reduction).

DESIGN REVIEW:

Increase finished grade up to 112.8 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 214% increase).

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.20
- Number of Lots: 3
- Density (du/ac): 2.5
- Project Type: Single-family residential
- Existing Land Use: Low-Intensity Suburban Neighborhood

History, Request, & Site Plan

ZC-22-0284 and VS-22-0283 were companion applications for the subject parcel for a proposed zone change to reclassify the site from R-E zoning to R-D zoning for 3 single-family residential lots. A waiver of development standards for modified driveway geometrics was also a part of the zone change. These applications were denied without prejudice by the Board of County Commissioners in June 2022.

The applicant subsequently requested the same zone change from R-E to R-D (now RS10) via ZC-23-0794, along with a waiver for an increased retaining wall height, modified driveway geometrics, which was a re-design from the previous application, and a design review for increased finished grade. The approved plans showed that the subject parcel is triangular and that access to 3 proposed lots is located on the northwest corner of the parcel adjacent to Diablo Drive (northwest) and Mann Street (north). The approved site plan depicted a 22 foot wide roll curb driveway, that is 20 feet in length spanning across all 3 lots. A waiver was approved to increase the height of a retaining wall height that is located within the rear yard areas of Lot 1 and Lot 2 adjacent to the Tropicana /Flamingo Washes Trail and Flood Channel to 9 feet 4 inches. A design review for finished grade to increase the amount of fill up to 112.8 inches in this same area was also approved.

Landscaping

Landscaping is not required and is not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0794:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval, applications for extensions of time will be reviewed for conformance with the regulations in place at the time of application; 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 application; 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 that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0198-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The requested extension of time will allow sufficient time to complete the design review for increase fill and to address any agency comments to ensure the project complies with Clark County requirements and will provide long-term flood protection and site safety. The applicant states that the proposed request is compatible with the surrounding area and planned development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0794	Zone change to reclassify the site from R-E to R-D (now RS10) zoning with waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	February 2024
VS-23-0793	Vacation and abandonment for an easement	Approved by BCC	February 2024
ZC-22-0284	Zone change to reclassify the site from R-E to R-D zoning, with waivers of development standards and a design review for a single-family residential subdivision	Denied by BCC	June 2022
VS-22-0283	Vacation and abandonment for an easement	Denied by BCC	June 2022
WS-0350-10 (ET-0120-12)	First extension of time for non-standard off-site improvements - expired	Approved by PC	November 2012
WS-0350-10	Waiver of development standards for non-standard off-site improvements - expired	Approved by PC	September 2010
UC-0335-10	Use permit for an accessory structure before primary structure - expired	Approved by PC	September 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Low-Intensity Suburban Neighborhood (5 du/ac)	RS20	Single-family residential
West	Low-Intensity Suburban Neighborhood (5 du/ac)	RS20 & RS10	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties. Additionally, there is an active off-site permit (PW25-13280) and an active minor subdivision map (MSM-24-600101). Since this is the first extension of time, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 February 7, 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 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; 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MIKE DEAN

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400008

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 03/31/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/22/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie Street, 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

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

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

Tammy Harris, 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
Donnie Gibson	(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 12/31/2025

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-26-100022
 ASSESSOR PARCEL #(s): 163-26-801-039
 PROPERTY ADDRESS/ CROSS STREETS: Southeast corner of Diablo and Mann

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time to ZC-23-0794 (WS & DR)

PROPERTY OWNER INFORMATION

NAME: DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST and DEAN DEANNA S & MICHAEL JAMES TRS
 ADDRESS: 6640 Patrick Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-873-1947 CELL _____

APPLICANT INFORMATION (information must match online application)

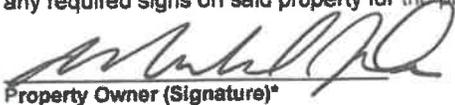
NAME: DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST and DEAN DEANNA S & MICHAEL JAMES TRS
 ADDRESS: 6640 Patrick Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-873-1947 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers Attn: Aimee English
 ADDRESS: 6765 W. Russell Road Ste#200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-798-7978 CELL 702-682-7933 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)*

MICHAEL DEMI
Property Owner (Print)

1/8/26
Date



January 9, 2026

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**Reference: Justification Letter for Extension of Time to ZC-23-0794 (WS & DR) APN# 163-26-801-039
APR-26-100022**

On behalf of our client, we are formally requesting an extension time to ZC-23-079, the above-mentioned parcel number, which is located on the southeast corner of Diablo Drive and Mann Street in Clark County.

The proposed development will require fill depths greater than the standard 36 inches to ensure that finished floor elevations are set sufficiently above existing grades along Mann Street and Diablo Drive, providing adequate flood protection for the lots. As part of the Design Review submittal, cross sections have been provided to illustrate existing and proposed conditions. Based on current design analysis, the maximum anticipated fill depth is approximately 9.4 feet (112.8 inches) which exceeds both the standard 36 inches and the previously referenced 6.4 feet (76.8 inches).

In addition, we are requesting the extension of time to a Waiver of Development Standards for the proposed three (3) driveways, specifically to waive the 6-foot transition requirement to 0 feet. This waiver is requested due to site constraints created by the necessary fill and grading configuration, while still maintaining safe and functional driveway access consistent with Clark County standards and engineering intent.

The requested extension will allow sufficient time to complete the Design Review for Fill and address any agency comments to ensure the project complies with Clark County requirements and provides long-term flood protection and site safety.

We feel that this development and the proposed request is compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this extension of time. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English

Project Manager

04/22/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:

TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone within in the CMA Design Overlay District.

Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 43.4
- Density (du/ac): 24
- Project Type: Mixed use development with residential and commercial components

Site Plan

The approved tentative map and site plan depicted a high impact, mixed use project consisting of office buildings, commercial buildings, residential buildings, and parking structures. Internal private streets with on-street parking create a grid network connecting the project with the surrounding public rights-of-way. Four office buildings are located along Roy Horn Way adjacent to the northern portion of the site. Commercial buildings with a market hall and parking structures provide a centralized gathering space within the overall complex.

Previous Conditions of Approval

Listed below are the approved conditions for TM-20-500013:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 feet to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Residential unit numbers shall be assigned by Addressing Services.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

Applicant's Justification

The applicant states the tentative map application was approved by administrative decision by the Zoning Administrator on March 15, 2020, during the Covid 19 pandemic. The current expiration date is June 29, 2026. The original approval was for four years and by recording

subsequent final maps the tentative map was extended until June 29, 2026. The development is more than 50% completed and this application is required to allow additional maps to record.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500013	Tentative map for a mixed-use project	Approved by ZA	March 2020
ZC-19-0343	Zone change to reclassify 32.5 acres from R-E and C-2 zoning to U-V zoning with use permits and a design review for a High Impact Project and a mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacation and abandonment for easements and right-of-way	Approved by BCC	May 2019
VS-0794-16	Vacation and abandonment for easements and right-of-way	Approved by BCC	April 2017

*Additional land use applications have been approved on this site.

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North**	Corridor Mixed-Use	RS20 & CG	Undeveloped & office building
South	Business Employment	CG & IP	Shopping center & office warehouse
East	Business Employment & Urban Neighborhood (greater than 18 du/ac)	CG, CP, & RM50	Undeveloped, multi-family residential, & office building
West	Entertainment Mixed-Use	H-1 (PCO)	Multi-family residential & resort hotel/casino (Durango Station)

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

**The CC 215 is located directly north of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process. Staff finds that the final map (PB 165-37) recorded on June 29, 2021, extending the expiration date to June 29, 2026. Since significant progress has occurred throughout the overall development, staff can support the extension of time 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 June 29, 2028 to record the next in the series of final maps.
- Applicant is advised that the tentative map will expire, and an extension of time cannot be requested, if the time limit set forth above is not met.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KELLY LAWSON

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400018

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

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

Date: 3/31/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ 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: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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.
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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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Silverado Ranch Community Center
9855 Gilespe Street, 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, Secretary
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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
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LOWER KYLE CANYON

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1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
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
Donnie Gibson	(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 1/7/25

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 # 26-100013

ASSESSOR PARCEL #(s): 176-04-211-002 through 007, 176-04-211-009 through 015, 176-04-301-003, 004, 014

PROPERTY ADDRESS/ CROSS STREETS: DURANGO DRIVE & 215 BELTWAY

DETAILED SUMMARY PROJECT DESCRIPTION

**FIRST EXTENSION OF TIME FOR TM-20-500013 FOR A MIXED USE PROJECT
SEVERAL NFM HAVE BEEN RECORDED FOR THE PROJECT**

PROPERTY OWNER INFORMATION

NAME: MATTER UnCOMMONS, LLC AT AL - JAMES M. STUART

ADDRESS: 385 PILOT ROAD SUITE D

CITY: LSS VEGAS STATE: NV ZIP CODE: 89119

TELEPHONE: 702-401-8996 CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: JAMES M. STUARTKELLY LAWSON

ADDRESS: 385 PILOT ROAD SUITE D

CITY: LAS VEGAS STATE: NV ZIP CODE: 89119

TELEPHONE: 702-401-8996 CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS STATE: NV ZIP CODE: 89101

TELEPHONE: 702-598-1429 CELL 702-571-7070 ACCELA REFERENCE CONTACT ID # 173835

*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 M. STUART
Property Owner (Print)

Date

1/5/26

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 18, 2026

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Matter UnCommons: Tentative Map – Extension of Time
APR-26-100013
Application Number: TM-20-500013
Justification Letter – First Extension of Time
Assessor’s Parcel Number: 176-04-211-002 thru 007, 009 thru 015, 176-04-301-003,
004, & 176-04-301-014**

To Whom It May Concern:

On behalf of our Client, Matter Uncommons LLC, Et Al, please accept this justification letter for a request for an extension of time for TM-20-500013. The subject Tentative Map (TM) was approved for the partially completed mixed-use and High Impact Project consisting of commercial, residential, and open space elements. The project is on a total of 32.5 acres and is located on the southeast corner of Durango Drive & the 2-15 Beltway.

The Tentative Map Application was approved by an Administrative Decision by the Zoning Administrator on March 15, 2020, during the Covid 10 Pandemic with an emergency directive by the Governor of the State of Nevada and the Clark County Manager. The approval was for four (4) years. Since the approval of the TM a Final Map (FM) recorded for various areas of the project including three (3) residential maps and a commercial lot. Subsequent to that a Record of Survey has recorded the various commercial maps for the project extending the TM as allowed per Code.

The recorded maps are as follows (and see attached for reference):

1. Final Map: NFM-20-5000191, Instrument No. 01751, Book 165, Page 37: Recorded 6/29/21
2. Record of Survey: – Instrument No. 03089, Book 224, Page 82: Recorded 11/4/21

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The current expiration date as confirmed with the Public Works Mapping Team is June 29, 2026. The original approval was for four years and by recording some subsequent Final Maps the Tentative Map was extended until June 29, 2026. This request is for an additional four (4) year extension of time for the subject TM: 20-500013 to allow additional Final Maps to be recorded for the development and allow for the completion of the entire project.

The development is more than 50% completed and this application is required to allow additional maps to record. Previous applications for the project remain active including but not limited to the following: ZC-19-0343, DR-20-0098, WS-20-0099, WS-23-0333, WS-20-0343, WS-23-0718 and UC-23-0604.

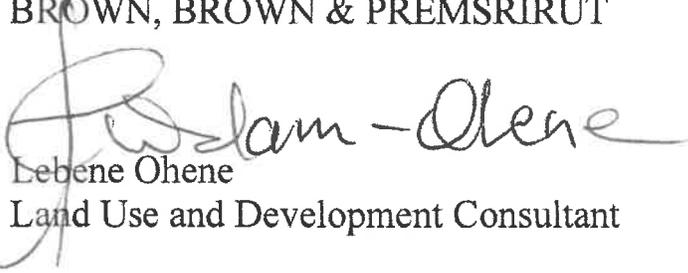
The information provided above demonstrates that the Applicant is diligently pursuing mapping of the various areas of the project, construction and completion of the project. The request for the four (4) year extension of time is to ensure that the project is completed as approved by the Bboard of County Commissioners.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene

Land Use and Development Consultant

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:

WAIVER OF CONDITIONS of a zone change requiring the C-P portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone.

Generally located north of Flamingo Road and west of Lindell Road within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-13-403-009; 163-13-403-010; 163-13-403-011

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5580 W. Flamingo Road
- Site Acreage: 1.92 (portion)/3.92 (site)

History & Request

The site was previously reclassified to C-P and C-2 zoning to construct an office building and a restaurant/lounge. A condition of approval was placed on the Notice of Final Action limiting the C-P portion of the site to professional office use only. The applicant is now requesting to waive this condition so that a pharmacy can be added to an existing medical office.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1461-97:

Subject to agreement with the neighborhood: 1. The south 200 feet of the property shall be zoned C-2 ; the remainder of the property shall be zoned C-P; 2. The C-2 portion of the property shall be used for a restaurant; 3. The C-P portion of the property shall be used for professional offices only; 4. All buildings on the property shall be single story construction only; 5. The professional office buildings shall be set back from the north, west and east property lines a minimum of 60 feet; 6. There shall be a 10 foot perimeter landscape buffer consisting of groundcover with 24'box pines spaced no greater than 20 feet on centers; 7. The landscape buffer on the north property line (adjacent to Saddle Avenue) shall consist of the ground cover and trees described in paragraph 6 above but shall additionally have a wall, no more than 6 feet in height, consisting of

a combination of decorative block and wrought iron. The sidewalk to be constructed on Saddle Avenue adjacent to the property may be incorporated into the landscape buffer if approved by Clark County. The landscape buffer in such case shall be increased to 15 feet; 8. All trash enclosures will be located to the east property line away from existing residences to the west and north; 9. The restaurant on the property shall be placed as far to the south and east as practical subject to compliance with the Clark County Code; 10. There shall be no 24-hour operations on the property; 11. All ingress and egress to the property shall be from Flamingo Road only; 12. Developer shall put speed bumps on Saddle Avenue adjacent to property if and to extent approved by the County; 13. All lighting on the property shall be directed so as not to shine on neighboring properties; 14. All mechanical equipment on the buildings are to be screened from view of surrounding neighbors; 15. Developer will use its best efforts to coordinate construction of the C-2 and C-P portions of the property at the same time; 16. The landscape buffer to the north (adjacent to Saddle Avenue) is to be constructed in conjunction with the construction of the first building on the property and shall be completed prior to the occupancy of such first building; 17. There shall be a design review as a public hearing on the final design plans pertaining to both the buildings and landscaping on the property; also subject to no resolution of intent and staff preparing an ordinance to adopt the zoning, architectural design consistent with the area; A-3 landscaping buffer along the west property line of the north parcel adjacent to residentially zoned property and along the north property line adjacent to Saddle Avenue; C-1 landscaping buffer along the east property line and along the west property line adjacent to commercially zoned property; B-2 landscaping buffer along the south property line adjacent to Flamingo; no lighting to shine on neighboring properties; monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); screen any roof-mounted mechanical equipment; second story windows that face onto existing residences shall be of an opaque or obscure nature; right-of-way dedication; drainage study and compliance; Nevada Dept. of Transportation approval; full off-sites to include curb return driveways on Flamingo; design review to address amenities such as public plaza, enhanced paving at entrances and pedestrian walkways, increased landscaping, comprehensive sign program, and enhanced architecture. The applicant is advised, a use permit is required for outside eating areas in conjunction with a restaurant.

Applicant's Justification

The proposed pharmacy will provide immediate care to patients of the existing NEMS clinic. This pharmacy will only be utilized by the existing clinic and is not intended to create a retail environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0635	Zone change, waiver of development standards, and design reviews for a commercial building	Approved by BCC	November 2023
UC-0167-10	Special use permit for a recreational facility	Approved by PC	June 2010
DR-1460-99	Design review for an office building	Approved by PC	November 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0904-98	Design review for an office building	Approved by PC	July 1998
ZC-1461-97	Zone change and waiver for a commercial center	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential subdivision
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Neighborhood Commercial	CP	Commercial complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2 & CP	Single-family residential subdivision & 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds the request to be compatible with the surrounding area. The proposed pharmacy will be in an existing commercial building and used by an existing office. Per the applicant, the pharmacy will only be utilized by the office and not open to the general public. Therefore, staff can support the request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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 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)

- 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.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: IAN BDONA

CONTACT: BECKY KILIAN, NORTH EAST MEDICAL SERVICES, 2171 JUNIPERO SERRA BOULEVARD, DALY CITY, CA 94014



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400013 (ZC-1461-97)_

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

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

Date 3/31/2026

Location: Refer to listing on other side

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PLANNING COMMISSION (PC)

Date: n/a Time: n/a

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: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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3130 S. McLeod, Las Vegas

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

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 # 26-100089

ASSESSOR PARCEL #(s): 163-13-403-011

PROPERTY ADDRESS/ CROSS STREETS: 5580 W. Flemingo Road, Las Vegas, NV 89103

DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL TENANT IMPROVEMENT IN A MULTI TENANT, SINGLE FLOOR BUILDING. BUILDING SCOPE OF WORK INCLUDES: SELECTIVE DEMOLITION OF NON-BEARING PARTITIONS; CEILING, LIGHTING, FINISHES; MECHANICAL, ELECTRICAL, AND PLUMBING. STRUCTURAL SCOPE INCLUDES ROOFTOP EQUIPMENT SUPPORT AND NEW HEADER. NO EXTERIOR SCOPE OF WORK. NO CHANGE OF USE.

PROPERTY OWNER INFORMATION

NAME: LAS VEGAS DIVERSIFIED PROPERTIES L L C

ADDRESS: 2171 JUNIPERO BLVD

CITY: DALY CITY STATE: CA ZIP CODE: 94014

TELEPHONE: 1-888-500-1886 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: IAN DONA

ADDRESS: 5195 S. DURANGO DR. SUITE #103

CITY: LAS VEGAS STATE: NV ZIP CODE: 89113

TELEPHONE: 702-888-2088 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: BECKY KILIAN

ADDRESS: 2171 JUNIPERO SERRA BLVD.

CITY: DALY CITY STATE: CA ZIP CODE: 94014

TELEPHONE: 415-391-9686 x5984 CELL 510-754-5802 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Property Owner (Print)

1/20/26
Date

January 16, 2026

Clark County Comprehensive Planning
500 S. Grand Central Pkwy, #1
Las Vegas, NV 89155

Attention: Clark County Comprehensive Planning

North East Medical Services Pharmacy TI
APN(s): 163-13-403-011
Site Acreage: 1.92

KME Architects, LLC on behalf of our client, North East Medical Service (NEMS) is pleased to submit this Justification Letter asking for a Waiver of Conditions from the previous zoning approval.

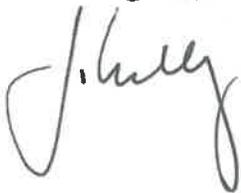
The previous zoning approval completed in 1997 allows for a Commercial Professional Development, but has a Waiver of Conditions that limits the use of the building and is limiting the possible uses expected under the current codes for a Commercial Professional (CP) zone. This Justification Letter is asking for a Waiver of Conditions and to allow for the current CP classification to govern.

The currently proposed project to add a Pharmacy that is connected to an already existing clinic within the same building will help serve the community at large, and is to be used by patients of the current clinic. This small-scale pharmacy is not intended to create a retail environment that is expected within other larger pharmacies and is only intended to provide immediate patient care for those that utilize the NEMS clinic.

We are humbly asking for a Waiver of Conditions for the currently limiting code allowment to allow the pharmacy TI to move forwards.

Thank you for your time and consideration.

Best regards,



04/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0114-SMITH, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; and 3) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley.
JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

163-14-216-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback of a proposed garage addition to 15 feet where 20 feet is required per Section 30.02.06 (a 25% reduction).
2. Increase the height of an existing decorative fence along the west property line to 6 feet 8 inches where a maximum of 6 feet is permitted per Section 30.04.03B (a 13% increase).
3.
 - a. Allow 2 residential curb cuts where a maximum of 1 residential curb cut is permitted per Uniform Standard Drawing 222 (a 100% increase).
 - b. Eliminate separation between a residential driveway and the property line where 12 feet is required per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6618 Boxwood Lane
- Site Acreage: 0.19
- Project Type: Setback reduction, increase fence height, and second driveway
- Building Height (feet): 6 feet 8 inches (existing decorative fence)/31 (proposed garage addition)
- Square Feet: 680 (proposed garage addition)

Site Plan

The plan depicts an existing single-family residence with a proposed second driveway along the west property line, located northwest of the residence. A waiver of development standards is required since only 1 driveway is allowed. An additional waiver is required for the separation

between a residential driveway and the property line where 12 feet is required per Uniform Standard Drawing 222. This second driveway will lead to the proposed garage addition, on the west side of the residence. The garage addition has an overall area of 680 square feet and features an open floor plan with interior access from the primary dwelling. The rear setback for the addition is 15 feet from the south property line; a waiver is required since the minimum setback required per Title 30 is 20 feet.

Lastly, the site plan shows that Shed 1 will be removed during construction of the garage addition. Shed 2 is located on the southeast corner of the site and is not visible from the street, and its exterior will be painted to match the primary dwelling; therefore, no waivers will be required for these structures.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The photo depicts an existing decorative fence ranging from 6 feet 4 inches to 6 feet 8 inches at its highest point. The fence is constructed of aluminum with decorative panels, including an additional 4 inches of aluminum panels installed on a portion of the existing block wall. The proposed garage is 31 feet in height and will be constructed to match the existing single-family residence.

Applicant's Justification

The applicant states that a second garage on the west side of the residence will require a rear setback waiver to align with the home's existing 15 feet setback where 20 feet is required. A second driveway is also proposed to access the new garage. The applicant indicates that a chain-link fence was replaced with a 6 feet 8 inches aluminum wall/fence to enhance appearance and improve security, noting that the overall improvements will benefit the property and surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-20-900313	Administrative minor deviation for an accessory structure	Approved by ZA	June 2020

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 residential

Clark County Public Response Office (CCPRO)

CE25-23386 is an active zoning violation for building a fence 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

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff does not typically support reductions to required setbacks or the request to increase in allowable fence or wall heights. However, the requested rear setback reduction is consistent with the existing 15 feet setback of the primary residence, and the proposed garage will not create additional negative impacts to the site or the surrounding residences. The request to increase the wall height is minimal, and the added height does not negatively affect adjacent properties or the existing streetscape. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has concerns with the request to add a secondary driveway, the location of the driveway is on the curve where sight visibility is reduced, creating potential for conflicts between vehicles and pedestrians in the area. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff cannot support the request to reduce the distance from the driveway to the property line as the extended driveway now does not allow distance from the utility boxes.

Staff Recommendation

Approval of waivers of development standards #1 and #2; denial of waiver of development standards #3.

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

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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: CHARLES SMITH

CONTACT: CHARLES SMITH, 6619 BOXWOOD LANE, LAS VEGAS, NV 89103

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(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 2/5/26

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 # 25-101465
 ASSESSOR PARCEL #(s): 163-14-216-038
 PROPERTY ADDRESS/ CROSS STREETS: 6619 Boxwood Ln 89103

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Charles Smith
 ADDRESS: 6619 Boxwood Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89103
 TELEPHONE: 702-670-2841 CELL 813-525-0318

APPLICANT INFORMATION (information must match online application)

NAME: Charles Smith
 ADDRESS: 6619 Boxwood Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89103
 TELEPHONE: 702-670-2841 CELL 813-525-0318 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as Above ↑
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
 Property Owner (Signature)*

Charles Smith
 Property Owner (Print)

02/14/2025
 Date

Charles Smith
6619 boxwood Ln.
Las Vegas Nevada 89103

Hello,

I Charles Smith and seeking a waiver of development standards in regards to an iron fence and additional driveway leading up to a proposed 2nd garage. The fence is located near the property line of my residence in spring valley. I have followed all guidelines and proper building practices to construct a high quality and decorative fence in hopes to beautify my property and secure my belongings for years to come. I have removed the chain link fence and replaced it with a secure 6 ft wrought iron privacy fence. I have had many compliments from the neighbors in the area about the quality and appearance of my fence. I believe that I have promoted improvements of properties from other homeowners in the area, as I have seen an improvement since my upgrade. I felt the need to beautify the neighborhood and keep my property looking the best I possibly could. I indeed will be replacing the sheet steel fence panels with more decorative in the future as funds permit. I've placed decorative Stone and desert landscaping throughout the visible front area of my residence. I also felt the need to use 2 pieces of 3 ft tall metal sheet fencing to secure my property as I have had some vandalism issues in the past. The 2 pieces of 3 ft semi decorative sheet metal with the fencing support does exceed 6 ft by a few inches. 6' 4" overall height for the majority of the fence with a short span of 6' 8" at the highest part. Unfortunately I have come to find out that the 6 ft maximum residential fence restriction has been exceeded. Therefore I am seeking a waiver of development standards for the few inches over 6 ft that I have exceeded. I have also been informed that I need to mention the existing two storage sheds on my property. The temporary larger storage shed that has been previously permitted, is located on the northwest portion of the lot and measures 40ft long and 8ft wide. This storage container will be removed at time of construction and will no longer be on the property. The other shed that was on the property for many years before I purchased the home is located on the Southeast corner of the property and measures at 9' 2" wide and 7' 0" deep. You will now see both storage sheds outlined on the site plan. There are no other sheds or objects on the lot that are non portable other than a proposed second garage that I will be placing on the west wall of the main house structure. The proposed second garage is drawn on the site plan to be even with the main house on the South side which is 15' from the rear property line. I have been informed that the rear setback is 20' even though the main house is 15', therefore I will be requesting a waiver on the rear setback of the proposed second garage. I also am requesting permission to place a second driveway leading up to the additional garage as outlined in the site plan. This second driveway will require a waiver of developmental standards because only one residential curb cut is allowed per Uniform Standard Drawing 222. There also has been a 7 ft wide concrete slab added to the east side of the existing main driveway that leads up to 0' to the property line for erosion control because the decorative Stone would constantly be washed out into the sidewalk during heavy rain. This area is now used for East of garbage can transport and no parking will be placed less than 6 feet from the property line. Due to the fact that a minimum of 6 ft from driveway to property line is allowed per Uniform Standard Drawing 222, I will be including requests for a waiver of development standards for the existing driveway extension. Thank you for your time and consideration.

Sincerely,
(homeowner) Charles Smith
APN# 163-14-216-038
APR# 25-101465