



## Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 29, 2025

6:00pm

### AGENDA

#### Note:

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

Board/Council Members: John Getter  
Carol Lee White

Randal Okamura-Chair  
Matthew Tramp

Secretary: Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for July 8, 2025. (For possible action)
- IV. Approval of the Agenda for July 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
    - Applications are available until August 25, 2025 at 5:30pm for appointment by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board to fulfill the remainder of a two-year term which began January 2025.
- VI. Planning and Zoning
1. **TM-25-500124-ZOO LANDERS, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.94 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Ponderosa Way within Spring Valley. MN/nai/kh (For possible action) **08/05/25 PC**
  2. **DR-25-0470-LITTLE BRIGID & GRIEBEL GUY:**  
**DESIGN REVIEW** for existing accessory structures in conjunction with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Bronco Street and north of Tara Avenue within Spring Valley. JJ/jam/cv (For possible action) **08/19/25 PC**
  3. **WS-25-0468-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** increase fill height; and **3)** reduce gross lot area in conjunction with a proposed single-family residential subdivision on 2.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and east of Duneville Street within Spring Valley. JJ/dd/cv (For possible action) **08/19/25 PC**
  4. **WS-25-0473-3601 PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping in conjunction with an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone. Generally located east of Montessouri Street and north of Arby Avenue within Spring Valley. MN/rp/cv (For possible action) **08/19/25 PC**
  5. **WC-25-400072 (DR-19-0659)-VEGAS WP WEST, LLC:**  
**WAIVER OF CONDITIONS** of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley. JJ/rp/cv (For possible action) **08/20/25 BCC**

VII. General Business

1. Elect a Vice Chair for the Spring Valley Town Advisory Board (For possible action).

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

IX. Next Meeting Date: August 12, 2025.

X. Adjournment.

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

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

<https://notice.nv.gov>





# Spring Valley Town Advisory Board

July 8, 2025

## MINUTES

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Board Members:	John Getter, <b>PRESENT</b> Carol Lee White <b>EXCUSED</b>	Randal Okamura, Chair <b>PRESENT</b> Matthew Tramp <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Tyler DeLorenzo**, 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 **June 24, 2025**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

### IV. Approval of Agenda for **July 8, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as amended

Vote: 3-0/Unanimous

V. Informational Items

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

- None

VI. Planning & Zoning

1. **UC-25-0394-TZORTZIS SURVIVORS TRUST A ETAL & TZORTZIS MARIA V TRS:**  
**USE PERMIT** for a proposed vocational training facility within an existing commercial building on 0.94 acres in CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Eldora Avenue within Spring Valley. JJ/md/kh (For possible action) **08/05/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

2. **WS-25-0441-LE MEE THI & KEATY STEVEN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a boundary wall in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-family Residence RS20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located north of Palmyra Avenue and east of Redwood Street within Spring Valley. JJ/nai/kh (For possible action) **08/05/25 PC**

Motion by: **John Getter**

Action: **DENY** per staff recommendation

Vote: 3-0/Unanimous

3. **WS-25-0442-COUNTY OF CLARK(AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with a single-family residential development on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and west of Pioneer Way within Spring Valley. MN/rr/kh (For possible action) **08/05/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **WS-25-0443-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with a single-family residential development on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and east of Pioneer Way within Spring Valley. MN/md/kh (For possible action) **08/05/25 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

5. **ET-25-400067 (NZC-22-0200)-PHMPDI, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.6 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.  
**USE PERMIT** for a senior housing project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping. Generally located north of Milagro Court and east of Hualapai Way within Spring Valley. JJ/rk/kh (For possible action) **08/06/25 BCC**

Motion by: **Matthew Tramp**  
Action: **APPROVE** with staff conditions  
Vote: 3-0/Unanimous

6. **WC-25-400068 (AR-18-400100 (UC-0652-14))-CHURCH ST. JOHN BAPT GREEK ORTHOD:**  
**WAIVER OF CONDITIONS** of an application review for a use permit restricting parking on Torrey Pines Drive, north of Hacienda Avenue in conjunction with a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Hacienda Avenue and east of El Camino Road within Spring Valley. MN/jud/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions and review change in 1 year  
Vote: 3-0/Unanimous

7. **WS-25-0463-2.00 ACRES @ EDMOND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscape buffer; 2) reduce street landscaping; 3) eliminate loading spaces; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse complex on 2.01 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley. MN/bb/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff recommendations  
Vote: 3-0/Unanimous

8. **TM-25-500103-PN II, INC.:**  
**TENTATIVE MAP** consisting of 37 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff "if approved" conditions  
Vote: 3-0/Unanimous

9. **ZC-25-0462-2.00 ACRES @ EDMOND, LLC:**  
**ZONE CHANGE** to reclassify 2.01 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley (description on file). MN/gc (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff conditions  
Vote: 3-0/Unanimous

10. **VS-25-0464-2.00 ACRES @ EDMOND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Patrick Lane located between Edmond Street and Mohawk Street (alignment); and a portion of right-of-way being Edmond Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff recommendation  
Vote: 3-0/Unanimous

11. **WS-25-0435-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff “if approved” conditions  
Vote: 3-0/Unanimous

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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- **An attendee stated the Town Board should be empowered to recommend that there be a moratorium on zoning items in Section 36 going forward.**

IX. Next Meeting Date **July 29, 2025**

X Adjournment

Motion by: Randy Okamaura  
Action: **ADJOURN** meeting at 7:29 p.m.  
Vote: 3-0/Unanimous



08/05/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500124-ZOO LANDERS, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.94 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Jones Boulevard and north of Ponderosa Way within Spring Valley.  
MN/nai/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-35-602-009

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 5985 S. Jones Boulevard
- Site Acreage: 1.94
- Project Type: 1 lot commercial subdivision
- Number of Lots: 1

**Project Description**

The plans depict a proposed 1 lot commercial subdivision on a 1.94 acre site. The property is located along the north side of Ponderosa Way and the west side of Jones Boulevard. The property is currently undeveloped. Access to the site is proposed via 2 driveways, the first is located along Ponderosa Way (south property line) and the 2<sup>nd</sup> is located along Jones Boulevard (east property line).

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400013 (ZC-22-0375)	First extension of time to reclassify the project site from RS20 to CP zoning with waivers of development standards for setbacks, alternative landscaping, non-standard improvements, and alternative driveway geometrics and a design	Approved by BCC	March 2025
VS-24-0339	Vacated and abandoned right-of-way and easements - recorded	Approved by PC	September 2024

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-22-0375	Reclassified the project site from RS20 to CP zoning with waivers of development standards for setbacks, alternative landscaping, non-standard improvements, and alternative driveway geometrics and a design review for an office complex and alternative parking lot landscaping	Approved by BCC	August 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Public Use	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial	CR (AE-60)	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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Comply with approved traffic study PW22-17841;

- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County;
- Detached sidewalks along Ponderosa Way to be added where practical;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0399-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-25-500124

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 8/5/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 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

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

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

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

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 2/20/25

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>





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-35-602-009

PROPERTY ADDRESS/ CROSS STREETS: Jones Boulevard & Ponderosa Way

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a Commercial Subdivision

## PROPERTY OWNER INFORMATION

NAME: ZOO LANDERS LLC  
ADDRESS: 11770 WEYBROOK PARK DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89141  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: jbrandisejr@brandiseconstruction.com

## APPLICANT INFORMATION

NAME: ACG DESIGN, WYN K. DAHLKE  
ADDRESS: 4310 CAMERON STREET, SUITE 12-A  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # 254242  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION

NAME: ACG DESIGN, WYN K. DAHLKE  
ADDRESS: 4310 CAMERON STREET, SUITE 12-A  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # 254242  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*Correspondent will receive all project communication

(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.

Bridget Richards

5/28/2025

Property Owner (Signature)\*

Property Owner (Print)

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 \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



July 2, 2025

**Project Name: Jones & Ponderosa**  
**Project Address: NWC of S Jones Blvd & Ponderosa Way**  
**Clark County, NV 89118**  
**Assessor's Parcel #: 163-35-602-009**

To Whom it May Concern,

Please let this letter serve as notification of application for a 1-Lot Commercial Subdivision Tentative Map for the future development of a three building office complex approved per ZC-22-0375.

We are writing to inform you that, while we are submitting a tentative map for this project, we will not be dedicating any new easements as part of this map. All required easements for the project were previously dedicated under MSM-24-600026.

In accordance with the comprehensive planning tentative map submittal requirements, we understand that an easement map is typically required. However, we are providing this letter in lieu of that, as no new easements are being dedicated as part of this submittal.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Randolph Skorpinski, P.E.  
Architectural Civil Group, LLC.  
Principal/Civil Engineer  
[rskorpinski@acg.design](mailto:rskorpinski@acg.design)  
(702) 569-9157





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TM-25-500124

Property Owner or Subdivision Name: ZOO LANDERS LLC

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 7/29/205 PC 8/5/2025 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 REFUND\$: \_\_\_\_\_

Reason for Change: Advanced per management

Change initiated by: NAI Date: 7/2/2025

Change authorized by: [Signature] Date: 7/2/25

Change processed by: ds Date: 7/3/25

Distribution e-mail sent by: ds Date: 7/3/25

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 163-35-602-009

Town Board(s): Spring Valley

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. 08/2024



08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0470-LITTLE BRIGID & GRIEBEL GUY:**

**DESIGN REVIEW** for existing accessory structures in conjunction with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Bronco Street and north of Tara Avenue within Spring Valley.  
JJ/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-11-603-007

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2781 S. Bronco Street
- Site Acreage: 1.04
- Project Type: Accessory structures (shipping container and shed)
- Number of Stories: 1
- Building Height (feet): 9.5 (shipping container), 8 (shed)
- Square Feet: 320 (shipping container), 120 (shed)

**Site Plan**

The site plan depicts an existing 320 square foot shipping container and an existing 120 square foot shed in conjunction with an existing single-family residence at the northwest corner of Bronco Street and Tara Avenue. The existing shipping container sits on the western side of the property, approximately 129 feet from the west property line, and 13 feet from the south property line adjacent to Tara Avenue and approximately 27 feet from the existing residence. The existing shed is 10 feet from the south property line adjacent to Tara Avenue and 8 feet east of the shipping container.

**Landscaping**

No additional landscaping is proposed or required with this request.

### Elevations

Photos provided by the applicant depict a 9.5 foot tall blue metal shipping container and an 8 foot tall wooden shed. The structures are visible from Tara Avenue. The structures are not architecturally compatible with the existing residence, which consists of stucco siding and a concrete tile roof.

### Applicant's Justification

The applicant states that he is currently remodeling the interior of the residence and is using the shipping container to keep his items dust free and safe while the work is ongoing. The shipping container is temporary in nature and will ultimately be removed once improvements are completed.

### Surrounding Land Use

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

### **Clark County Public Response Office (CCPRO)**

CE24-28053 is an active Code Enforcement case for an accessory structure built 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**

#### Design Review

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

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the other structures and buildings in the neighborhood. The structure's size, height, and proximity to the property lines make it more noticeable. Furthermore, the applicant has not provided any mitigation to lessen the potential impacts of the structures and has not provided a justification as to why the material could not be compatible with the house. Therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

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

### **Southern Nevada Health District (SNHD) - Engineering**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GUY J GRIEBEL

**CONTACT:** GUY GRIEBEL, 2781 S. BRONCO STREET, LAS VEGAS, NV 89146





# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-11-603-007

PROPERTY ADDRESS/ CROSS STREETS: 2781 s Bronco st

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for architectural compatibility

## PROPERTY OWNER INFORMATION

NAME: Guy Griebel, Brigid Little

ADDRESS: 2781 s Bronco st

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89146

TELEPHONE: \_\_\_\_\_

CELL 702-595-4349

EMAIL: guyracer13@aol.com

## APPLICANT INFORMATION (must match online record)

NAME: Guy Griebel, Brigid Little

ADDRESS: 2781 s Bronco st

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89146

REF CONTACT ID # 25-100048

TELEPHONE: 702-595-4349

CELL \_\_\_\_\_

EMAIL: guyracer13@aol.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Guy Griebel, Brigid Little

ADDRESS: 2781 s Bronco st

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89146

REF CONTACT ID # 25-100048

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Guy J Griebel

Property Owner (Signature)\*

Guy J Griebel

Property Owner (Print)

01/23/2025

Date

### DEPARTMENT USE ONLY:

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WC

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OTHER \_\_\_\_\_

APPLICATION #(s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

Guy Griebel  
2781 South Bronco Street  
Las Vegas, NV 89146

May 29, 2025

To Whom it May Concern,

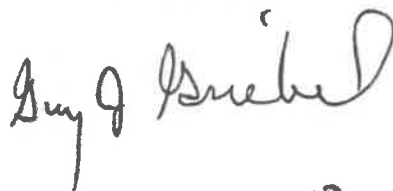
In writing this letter, I am asking for a waiver of development standards for an architectural compatibility. We purchased this 50-year-old property in 2023. Currently we are remodeling and restoring the interior. Eventually, we will move to the exterior and we plan to build a garage. While doing this restoration we have a temporary container on our property.

This container is temporary and will be used until remodeling is finished on the inside of the house. It is keeping our items dust free and safe while we do the work. All of the work is being done ourselves with limited funds and is taking longer than someone who isn't residing in their home while the improvements are made. Other than a short break when I had neck surgery this past year we have tried to be consistent and quick with the work being done.

In addition, we have made a decision to eliminate the "box container" located in the front yard completely. We have made changes to the site plan as we added the spandrel and removed the box container.

Thank you for your consideration,

Guy Griebel



APR - 25 - 100048



08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0468-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area in conjunction with a proposed single-family residential subdivision on 2.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Coley Avenue and east of Duneville Street within Spring Valley.  
JJ/dd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-12-303-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed retaining wall to 15 feet along the north property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 400% increase).
2. Increase fill height to 15 feet along the north property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 400% increase).
3. Reduce the gross lot area for Lot 3 to 18,860 square feet where 20,000 square feet is required per Section 30.02.04B (a 6% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.45
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 4
- Density (du/ac): 1.63
- Minimum/Maximum Lot Size (square feet): 18,860/25,078

**Site Plan & Request**

The site plan depicts a 4 lot single-family residential subdivision on the northeast corner of Coley Avenue and Duneville Street. Detached sidewalks and street landscaping were previously waived by WS-23-0703 in January of 2024. The applicant is now requesting waivers to increase

the retaining wall and fill height along the north side of Lot 4, located in the northeast corner of the site. The retaining wall is proposed at a height of 15 feet, and the fill height is proposed at 15 feet within the first 5 feet of the shared property line with APN 163-12-303-003. There is also a 15 foot high retaining wall and 15 feet of fill near the east property line of the site, however, waivers for this portion are not required as the property to the east is zoned PF and owned by CCSD, so it does not trigger residential adjacency standards. Furthermore, the retaining wall on the east side of the subject site is located outside of the required interior side setback and could be built up to 25 feet high without a waiver.

Additionally, the applicant has altered the layout of the lots from the previous approval; Lots 1 and 4 will now be accessible from Duneville Street to the west, while Lots 2 and 3 will now be accessible from Coley Avenue to the south. The applicant is also requesting to reduce the gross lot size for Lot 3 to 18,860 square feet.

#### Applicant's Justification

The applicant states that the waiver requests for the increased retaining wall and fill height stem from unavoidable site constraints, such as the steep grade change in the northeast corner of the property and the 12 foot wide NV Energy easement that runs along the east side of the site. The applicant also states that the approval of the waivers would meet the intent of Clark County's development code (Title 30) by helping to create a safe, functional, and aesthetically appealing development.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0704	Vacation and abandonment of patent easements	Approved by PC	January 2024
WS-23-0703	Waiver of development standards for off-sites, street landscaping, and drainage study in conjunction with a minor subdivision map (MSM-23-600005)	Approved by PC	January 2024

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	PF	CCSD (Wynn Elementary School)

#### **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

While staff acknowledges the unique constraints presented by the steep change in elevation in the northeast corner of the site, tiered retaining walls could be used to avoid both of these waivers entirely. The approval of a 15 foot high retaining wall coupled with a 6 foot high screen wall would create a wall that is 21 feet high on one side, which will be out of place in the surrounding area and would have a negative visual impact on the rest of the development. For these reasons, staff cannot support these requests.

#### Waiver of Development Standards #3

Staff finds that the reduction in gross lot size being requested for Lot #3 is minor. However, as some lots within the proposed development are larger than what is required by Title 30, staff finds that a slight reconfiguration of the lots would eliminate this waiver entirely. For this reason, staff cannot support this request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Applicant is advised that WS-23-0703 must commence by January 2, 2026 unless extended by approval of an extension of time; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #9975-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JEFF KAO

**CONTACT:** LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,  
SUITE 418, LAS VEGAS, NV 89128



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): WS-25-0468

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 8/19/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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**

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**

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 2/20/25

**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>



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-12-303-005

PROPERTY ADDRESS/ CROSS STREETS: Duneville Street and Cooley Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

WD for fill and retaining wall for Lot 4 of MSM23-600005

### PROPERTY OWNER INFORMATION

NAME: Kao Family Trust Etal

ADDRESS: 4471 Deam Martin Dr, Unit 4210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 408-655-0799

CELL \_\_\_\_\_

EMAIL: mxjkao@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: PROPERTY OWNER

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Las Vegas Civil Engineering - Joey DeBlanco

ADDRESS: 2251 North Rampart Blvd. No. 418

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-515-6741

CELL \_\_\_\_\_

EMAIL: JOEY@LVCE.NET

\*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.

Property Owner (Signature)\*

Jeffrey Kao, Trustee

Property Owner (Print)

2/21/25

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

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OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAI/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



Friday, February 21, 2025

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

**RE:    *Landuse Application***  
      ***APN 163-12-303-005***  
      ***Justification Letter***



To Whom It May Concern,

On behalf of Applicant, we respectfully request a waiver of development standards pursuant to Clark County Title 30: Unified Development Code (UDC), specifically Sections 30.04.03 and 30.04.06, to allow for a 15-foot retaining wall where 3-feet is permitted along the north side of Lot 4 and to accommodate necessary fill along the north and east sides of Lot 4. This request is based on significant and unavoidable site constraints that make strict compliance with the development code impractical and counterproductive to sound planning principles. We believe that granting this waiver aligns with the intent of the UDC while ensuring a safe, functional, and aesthetically appropriate development.

**Site Constraints and Hardships:**

1. **NV Energy Access Requirement:** NV Energy mandates a 12-foot-wide access along the eastern boundary for maintenance and emergency response to their primary power line, which extends from the southeast corner of Lot 3 to the northeast corner of Lot 4. This requirement significantly limits the ability to use this portion of the site for alternative grading solutions while ensuring continued access for critical infrastructure maintenance. The proposed retaining wall is necessary to accommodate this restriction while maintaining site stability and functionality, in accordance with UDC Section 30.06.11.H, which governs utility access requirements.
2. **Drainage Easement & County Approval:** A 5-foot-wide drainage easement is required along the eastern boundary of Lot 4, further constraining the available area for grading solutions. To ensure compliance, a comprehensive drainage study was conducted and approved by Clark County Public Works on February 4, 2025, with the current wall design included in the approved plans. This approval underscores the necessity of the proposed design and confirms that the retaining wall is the most effective solution for managing site drainage and stability in compliance with UDC Section 30.04.08.B.1, which requires developments to adhere to approved drainage plans.
3. **Geotechnical Constraints – Mapped Fault Line:** A mapped fault traverses the project site in a northwest-southeast direction across the eastern portion. This geological feature creates an immovable and irregular boundary with a 10-foot setback requirement, significantly impacting the site layout. This constraint dictates how the entire site can be designed, leaving limited alternatives for achieving proper grading without a taller retaining wall. Engineering solutions have been carefully considered to ensure compliance with seismic safety requirements while maintaining functional site use, in



accordance with UDC Section 30.04.05, which addresses geotechnical hazards and setback requirements.

4. **Significant Grade Differences:** The adjacent property to the northeast (APN 163-12-303-003) is approximately 15-feet lower than the majority of the project site. Additionally, the northwest lot (APN 163-12-303-004) already features a high retaining wall to manage similar elevation changes. To maintain uniformity with the surrounding development and avoid excessive grading disturbances, a single engineered retaining wall is necessary for Lot 4 to accommodate these preexisting conditions while ensuring safe transitions between elevations, aligning with UDC Section 30.04.03C, which allows for modifications to topographic grading where necessary.
5. **Site Topography – 10-Foot Dropoff:** The eastern portion of the site features a substantial 10-foot drop-off, which presents a significant challenge for achieving compliance with grading and drainage requirements. Given the constraints imposed by the fault line, NV Energy's access requirement, and the drainage easement, there is no feasible alternative to the proposed retaining wall and fill placement without compromising site safety and usability. UDC Section 30.04.03.C allows for retaining walls where necessary to maintain site stability and prevent erosion.
6. **Functional and Community-Oriented Design Considerations:** The proposed design ensures that Lot 4 remains at a similar elevation to Lot 1, facilitating accessibility and continuity for the applicant's parents, who require a level surface to transition safely between the lots. Given the constraints of available land, tiered walls are simply not feasible. The proposed retaining wall provides a practical, safe, and visually cohesive solution that maintains the integrity of the surrounding development while adhering to engineering best practices and UDC Section 30.04.05.D.1, which allows for site-specific design considerations.

**Additional Justification for Maximum Fill Height Waiver – UDC 30.04.06.F:**

In addition to the retaining wall waiver, we respectfully request a waiver of the maximum allowable fill height under UDC Section 30.04.06.F to accommodate site-specific grading requirements on Lot 4. The proposed fill, which exceeds the standard limits, is necessary to achieve a uniform finished floor elevation consistent with Lot 1 and to maintain a safe and functional grade transition across the site. This increased fill height is not discretionary, as it is the only viable solution that addresses a combination of factors: (1) the existing 10-foot topographic drop along the eastern boundary; (2) NV Energy's mandated 12-foot access corridor that prevents alternative sloping options; (3) the County-mandated 5-foot drainage easement; and (4) the location of a mapped fault line that requires a 10-foot geologic setback.

These physical and regulatory constraints preclude the use of traditional terracing or tiered wall systems. The proposed fill height has been reviewed and accepted by Clark County Public Works in conjunction with the approved drainage study (February 4, 2025), demonstrating engineering feasibility and conformance with stormwater management standards. Therefore,

we request the fill height waiver as a necessary and integral component of the proposed grading solution that ensures slope stability, drainage compliance, and continuity of site design consistent with the intent of the UDC.

**Compliance with the Intent of the Unified Development Code:**

Clark County's UDC is designed to promote responsible development while allowing flexibility for unique site conditions. The requested waiver is consistent with the spirit and intent of the UDC for the following reasons:

- **Public Safety & Infrastructure Protection:** The retaining wall facilitates compliance with NV Energy's access requirement and protects essential infrastructure without compromising site stability or adjacent properties.
- **Drainage Compliance & County Endorsement:** The proposed plan aligns with the approved drainage study, ensuring no adverse impacts on neighboring properties while adhering to County drainage policies and UDC Section 30.04.08.B.1.
- **Preservation of Existing Site Features:** The design mitigates disruptions to the natural topography and accommodates the required fault setback, demonstrating responsible land use planning in accordance with UDC Section 30.04.05.D.
- **Minimal Aesthetic and Visual Impact:** The retaining wall will be constructed with high-quality materials and includes a 6-foot fence atop to enhance privacy and safety while maintaining a visually consistent streetscape, in alignment with UDC Section 30.04.06.C.
- **Enhanced Accessibility & Aging in Place:** The grading plan facilitates a functional living arrangement for the applicant's parents by providing a seamless transition between Lot 4 and Lot 1, ensuring long-term usability for the family, in compliance with UDC Section 30.06.11.E.

**Conclusion:**

Given the significant site constraints, regulatory approvals already in place, and the alignment with planning best practices, we respectfully request the approval of this waiver. The proposed retaining wall and grading modifications represent the best and only feasible solution to balance regulatory compliance, public safety, engineering feasibility, and functional site use.

We appreciate your time and consideration of this request. Should you require any additional information, please do not hesitate to contact us.

Regards,  
Joey DeBlanco

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0473-3601 PROPERTIES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping in conjunction with an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone.

Generally located east of Montessori Street and north of Arby Avenue within Spring Valley. MN/rp/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-03-703-003

**WAIVER OF DEVELOPMENT STANDARDS:**

1. Reduce the width of the street landscape strip along Arby Avenue to 8 feet where a minimum of 10 feet is required per Section 30.04.01 (a 20% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7090 W. Arby Avenue
- Site Acreage: 2.06
- Project Type: Landscaping
- Building Height (feet): 10 (Security fence)
- Square Feet: 36,200
- Parking Required/Provided: 56/52

**History & Site Plan**

The site was originally approved for an 36,200 square foot office/warehouse building under ZC-18-0303 in June 2018. Parking spaces are located on the south and west sides of the building, and loading areas are located on the north side with a drive aisle on the east side. The site has access to Montessori Street and Arby Avenue. According to the applicant, there are existing permits for a fence and gate (BD-24-07129 and BD-24-39416). However, the applicant is now proposing a new security fence along the south side of the site adjacent to Arby Avenue, which will reduce the required street landscape strip to 8 feet in width.

### Elevation

A proposed 10 foot high decorative security fence is planned along the southern boundary of the property, positioned 8 feet from the property line along Arby Avenue.

### Landscaping

An 8 foot wide landscape area is located adjacent to an attached sidewalk Arby Avenue. A waiver of development standards is required to reduce the street landscape strip along the south property line to 8 feet wide where a minimum of 10 feet wide is required.

### Applicant's Justification

The applicant indicates that this wall will be positioned on the southern side of the property fronting Arby Avenue. It complements the existing land use permit (ZC-18-0303) and the 2 fence and gate permits (BD24-07129 and BD24-39416). The office/warehouse facility stores goods that necessitate enhanced security measures to comply with insurance coverage requirements. The proposed wall will provide essential protection without compromising the site's functionality or streetscape.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0303	Reclassify from R-E to M-D for a proposed office/warehouse building	Approved by BCC	June 2018

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Restaurant
South, East, & West	Business Employment	IP	Office/warehouse & undeveloped

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### **Comprehensive Planning**

#### **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.

Staff finds that the request to reduce the width of street landscaping is minimal and the required number of street trees will be provided. Therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

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

**Clark County Water Reclamation District (CCWRD)**

- 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:** 3601 PROPERTIES, LLC

**CONTACT:** JASON VOSSMER, 6260 W. PEBBLE ROAD, SUITE 110, LAS VEGAS, NV 89139





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-03-703-003

PROPERTY ADDRESS/ CROSS STREETS: 7090 W Arby Ave. Las Vegas, NV 89113

## DETAILED SUMMARY PROJECT DESCRIPTION

Reduce the front setback for a proposed 10-foot high decorative security wall along Arby Avenue to 8-feet where 20-feet is the standard per Section 30.02.18

## PROPERTY OWNER INFORMATION

NAME: 3601 Properties LLC

ADDRESS: 3601 North Market Street

CITY: Wilmington

STATE: DE

ZIP CODE: 19802

TELEPHONE: 302-483-4656

CELL

EMAIL: sschwartz@fidelitrade.com

## APPLICANT INFORMATION (must match online record)

NAME: 3601 Properties LLC

ADDRESS: 3601 North Market Street

CITY: Wilmington

STATE: DE

ZIP CODE: 19802

REF CONTACT ID #

TELEPHONE: 302-483-4656

CELL

EMAIL: sschwartz@fidelitrade.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Jason Vossmer

ADDRESS: 6260 W Pebble Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID #

TELEPHONE: 702-262-6032

CELL

702-677-0862 EMAIL: JasonV@LMConstructionco.com

\*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.

Scott Schwartz  
Property Owner (Signature)\*

Scott  
Schwartz  
Property Owner (Print)

2025-05-20

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 \_\_\_\_\_



6260 W PEBBLE ROAD • Ste 110 • LAS VEGAS, NV 89139 • (702) 262 - 6032 • FAX: (702) 262-6150  
[WWW.LMCONSTRUCTIONCO.COM](http://WWW.LMCONSTRUCTIONCO.COM)

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**Justification Letter**

May 21, 2025

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89106

**Subject: Waiver of Development Standards- Located, Northeast Corner of Arby Ave and  
Montessori St, APN: 176-03-703-003**

To Whom It May Concern:

L M Construction Co., LLC on behalf of the applicant/owner is submitting a Waiver of Development Standards to reduce the front setback for a proposed 10-foot high decorative security wall along Arby Avenue to 8feet where 20 feet is the standard per Section 30.02.18. Said wall is located on the southern side of the property fronting Arby Ave.

Existing Land Use permit #ZC-18-0303. Existing fence and gate permit numbers are BD24-07129 & BD24-39416.

The office/ warehouse is used to store goods that require security walls/ fences to meet insurance requirements.

Thank you in advance for your consideration of this project. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

Jason Vossmer  
L M construction Co., LLC



08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400072 (DR-19-0659)-VEGAS WP WEST, LLC:**

**WAIVER OF CONDITIONS** of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley.  
JJ/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-06-701-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7055 S. Fort Apache Road
- Site Acreage: 17.15
- Project Type: Private recreational facility (incidental alcohol sales)
- Square Feet: 3,400 (existing cabana areas)/3,000 (existing group tent areas)

**History, Site Plan, & Request**

The site was originally approved for a public community park and aquatic center building under UC-0091-11 in June 2011; however, this approval has since expired. The park expansion and a temporary parking lot were approved under UC-0664-12. In 2015 and 2016, UC-0044-15 and DR-0887-15 were approved, allowing incidental alcohol sales throughout the recreational facility (waterpark) and expanding the service area to include cabanas and a group tent area. However, the required 1 year review was not completed, and these approvals expired.

Subsequently, DR-19-0887 was approved to expand the alcohol consumption area at the park, with the condition that alcohol service and consumption be limited to cabanas and designated group areas. This current request will waive the limitation on the areas where alcohol consumption is permitted.

The site was developed as a private recreational water park with incidental alcohol sales that were limited to a 1,500 square foot fenced patio area. The patio area is adjacent to a food and

beverage building located toward the center of the site. Wet 'n' Wild of Las Vegas is now requesting to expand the service area to include cabanas and a group tent area.

#### Floor Plans

The site has 35 cabanas totaling 3,400 square feet located throughout the site. The 3,000 square foot group tent area is located near the northern portion of the site.

#### Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0659:

#### Current Planning

- Alcohol to be served only on non-school days for Faiss Middle School;
- Alcohol service area and consumption limited to area shown on plans.
- 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 this application must commence within 2 years of approval date or it will expire.

#### 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.

#### Applicant's Justification

The applicant seeks removal of the current condition to better align with the park's commitment to providing a safe, clean, and enjoyable environment for all guests. The applicant states that effective supervision is the most critical component of waterpark safety. By confining alcohol consumption to a designated "beer garden," the park may unintentionally send the message to parents and guardians that lifeguards alone are responsible for supervising children. Allowing responsible alcohol consumption throughout the interior of the park rather than in a restricted area reinforces shared responsibility and encourages parents and guardians to remain engaged and attentive while enjoying the amenities. Strict operating procedures around alcohol service and consumption submitted with this request are utilized and adhered to by all park staff. As a result, on-site consumption throughout the park has not created an undue number of calls or issues at any of the waterparks owned/operated by Cowabunga Canyon Waterparks' owners/operators. The waterpark would still be held to Business Licensing requirements for a Beer/Wine & Spirits liquor license which regulates how, what and where alcohol is served.

#### Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0659	Allowed incidental alcohol sales throughout the recreational facility	Approved by BCC	October 2019
DR-0887-15	Allowed incidental alcohol sales throughout the recreational facility - expired	Approved by BCC	February 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0044-15	Revisions made to a private recreational facility (water park), and a design review for an incidental alcohol service area - expired	Approved by BCC	March 2015
UC-0664-12 (ET-0158-14)	First extension of time for the private recreational facility (water park)	Approved by BCC	February 2015
UC-0664-12	Future expansion to a private recreational facility (water park) and allowed a temporary parking lot in conjunction with a private recreational facility	Approved by BCC	December 2012
UC-0091-11	Allowed a community park, aquatic center, and recreational facility (waterpark)	Approved by BCC	June 2011

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South	P-F & R-2 (P-C)	Faiss Middle School, Wilbur & Theresa Faiss Park, & Aquatic Springs Center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R3.3	Single-family residences
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South	R-2 & R-3 (P-C)	Single-family residences
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South Village 16A	R-2 (P-C)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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 applicant's concern to limiting alcohol to a designated beer garden may give the impression that lifeguards are solely responsible for supervising children. However, the current request significantly expands the limited alcohol use approved under DR-19-0659.

Allowing alcohol consumption throughout the park could lead to increased visibility of alcohol use, reduced parental supervision, and potential impacts on nearby residential and school areas. Maintaining the existing beer garden restriction strikes a necessary balance between adult amenities and a safe, family-oriented environment. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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**

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.

##### **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:**  
**PROTEST:**

**APPLICANT:** VEGAS WP WEST, LLC

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-25-400072

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

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

Date: 7/29/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 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: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

## **BUNKERVILLE**

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

## **ENTERPRISE**

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

## **GOODSPRINGS**

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**

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**

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>





# Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 176-06-701-010

PROPERTY ADDRESS/ CROSS STREETS: 7055 S FORT APACHE RD / FORT APACHE RD & W MAULE AVE

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions for DR-19-0659 to remove the previously approved specified locations for alcohol and allow throughout the entire water park.

## PROPERTY OWNER INFORMATION

NAME: VEGAS W P WEST L L C

ADDRESS: 7055 S FORT APACHE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89148

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: sarah.suter@pyekgroup.com

## APPLICANT INFORMATION (must match online record)

NAME: VEGAS W P WEST L L C

ADDRESS: 7055 S FORT APACHE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: sarah.suter@pyekgroup.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: G.C.GARCIA INC (ANDREA COLE)

ADDRESS: 1055 WHITNEY RANCH SUITE 210

CITY: HENDERSON

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-435-9909

CELL \_\_\_\_\_

EMAIL: acole@gcgarciainc.com

\*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. I, We (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.

*Shane Huish*

Shane Huish

4/30/25

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

ICC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

ICC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

AB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



May 23, 2025

Sami Real, Director  
Clark County Current Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

RE: Letter of Justification: Cowabunga Canyon Waiver of Conditions (DR-19-0659)  
APN# 176-06-701-010

Dear Sami:

On behalf of our client, Vegas WP West LLC, please accept this letter and attached as support and justification for a Waiver of Conditions for a Private Recreational Facility/ Alcohol Sales (DR-19-0659) on a site located near the northwest corner of Fort Apache Road and Maule Avenue, (7055 S Fort Apache Rd) APN# 176-06-701-010, on approximately 17.2 ± gross acres. The subject property and the abutting properties to the east and west are all zoned R-2. The property to the south is zoned RS3.3 and the property to the north is zoned PF. The land use for the property and all of the surrounding properties is Mid-Intensity Suburban Neighborhood (MN). The property to the west is vacant and to the south is existing single family residential. The property to the east is the Clark County Aquatic Springs indoor pool and the property to the north is the Wilbur & Theresa Faiss Middle School.

**Waiver of Conditions**

Our request is to remove the condition of approval #2 from DR-19-0887 approved by the Board of County Commissioners on October 16, 2019 which states "Alcohol service area and consumption limited to area shown on plans." All other prior conditions of approval would still apply.

The water park was originally approved in 2011 along with the public recreation center next door. In 2015, a Special Use Permit (UC-15-044) to allow alcohol sales was approved. This allowed beer and wine to be served from the restaurant onsite with a gated seating area for alcohol consumption. In 2019, a Design Review (DR-19-0887) was approved to expand the alcohol consumption area at the park; however, it was conditioned that the alcohol service and consumption area be limited to the cabanas and group area.

The removal of the condition would allow alcohol consumption throughout the interior of Cowabunga Canyon Waterpark, not including the parking area. Cowabunga Canyon Waterpark is requesting removal of the condition because Cowabunga Canyon Waterpark is committed to providing its guests with a safe, clean, fun experience, and the most crucial aspect of waterpark safety is supervision. Safety at Cowabunga Canyon Waterpark is a partnership between parents/guardians and the park. Lifeguards are just one layer of protection to prevent drownings and other water related injuries. Parents/guardians are the first line of defense when it comes to their own children's safety. Parents must directly supervise their children at any waterpark, especially if children are young or weak swimmers. Having a designated "beer garden" at Cowabunga Canyon Waterpark conveys the exact opposite message to parents/guardians.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgciainc.com



Specifically, by only allowing parents/guardians to consume alcohol in a "beer garden," Cowabunga Canyon Waterpark is conveying to the parents/guardians that because the waterpark has lifeguards they can relax and have a beer in the "beer garden" while their children play in the park unsupervised. Thereby, limiting the consumption of alcohol at Cowabunga Canyon Waterpark, or any waterpark, to a "beer garden" drastically increases the likelihood of a child having a serious aquatic incident at the park. Consequently, the vast majority of waterparks in the United States that permit alcohol consumption allow on-site alcohol consumption throughout the waterpark. The owners/operators of Cowabunga Canyon Waterpark also operate parks in Utah and Texas, as well as Cowabunga Bay located in Henderson, Nevada. On-site alcohol consumption is common practice at these waterparks. Further, in their experience they have found that by allowing parents/guardians to consume alcohol throughout the park increases the supervision of children and greatly reduces the number of unattended children being rescued by lifeguards, the number of lost children in the park, and the number of children sustaining injuries from slip and falls, etc.

Strict operating procedures around alcohol service and consumption submitted with this request are utilized and adhered to by all staff. As a result, on-site consumption throughout the park has not created an undue number of calls or issues at any of the waterparks owned/operated by Cowabunga Canyon Waterparks' owners/operators. Additionally, a letter from the Henderson Police Department has been submitted showing that the allowed on-site consumption throughout Cowabunga Bay Waterpark in Henderson, Nevada has not created an undue number of calls or issues at the park.

The waterpark would still be held to Business Licensing Title 8 requirements for a Beer/Wine & Spirits liquor license which regulates how, what and where alcohol is served. As Title 30 no longer regulates alcohol uses, the approval of this request would allow the alcohol service and consumption to be fully dictated by Title 8 of the County code, where these regulations now fully reside.

**SUMMARY JUSTIFICATION:**

The request to waiver approval condition #2 from DR-19-0887 is in line with the current County code and policies. This request is in line with any current or future liquor license applications which would not be regulated by Title 30 but only by Title 8. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure  
President

**Attachments:**

- CBV Security SOP 02-20-25
- Cowabunga Canyon Beer Wine Permit Business Plan
- Cowabunga Canyon Responsible Alcoholic Beverage Service Policy
- Letter from Henderson Police Department dated 02-19-25

