Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
November 10, 2026
7:00pm

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 Maureen Helm at 702-606-0747.
  - 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/ParadiseTAB

Board/Council Members:	Kimberly Swartzlander-Chair John Williams-Vice-Chair Trenton Sheesley Renee Woitas Bill Kephart
Secretary:	Maureen Helm, 702-606-0747, mhelmtab@gmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Blanca Vazquez, 702-455-8531,BVA@ClarkCountyNV.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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

IV. Approval of the Agenda for November 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items (for discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

VI. Planning and Zoning

1. **UC-26-0653-TORRES, YOHANDRA RAMIREZ:**
USE PERMIT to allow a daycare in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Indios Avenue within Paradise. JG/ji/kh (For possible action) **PC 12/1/26**

2. **UC-26-0654-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in a RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Powell Avenue and east of Don Quixote Street within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

3. **UC-26-0655-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Sunnywood Drive and north of Green Leaf Drive within Paradise. JG/jl/kh (For possible action) **PC 12/1/26**

4. **UC-26-0656-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Sierra Stone Lane and west of Wood Bark Drive within Paradise. JG/jl/kh (For possible action) **PC 12/1/26**

5. UC-**26-0662-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Emerson Avenue and west of Leor Court within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

6. **UC-26-0663-CARE ACCESS NV I L L C:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Edison Avenue and west of Maria Street within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

7. **UC-26-0681-SAM & GERT FELDMAN, LLC:**
USE PERMIT to allow a proposed vocational training facility in conjunction with an existing office building on 1.2 acres in a CP (Office Professional) Zone. Generally located east of Pecos Road and south of Zodiac Court within Paradise. JG/bb/kh (For possible action) **PC 12/1/26**

8. **WS-26-0673-HABITAT FOR HUMANITY LAS VEGAS, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential development on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay (HDO). Generally located south of Desert Inn Road and east of Pawnee Circle within Paradise. TS/jl/kh (For possible action) **BCC 12/2/26**

VI. General Business (For possible action)

VII. 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.

VIII. Next Meeting Date: November 24, 2026.
IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
https://notice.nv.gov

GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Apply using QR Code

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

Citizens Advisory Council Members Needed

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

HELP CLARK COUNTY PLAN FOR THE FUTURE

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

Paradise Town Advisory Board

October 27, 2026

MINUTES

Board Members:	Kimberly Swartzlander-Chair-**EXCUSED** John Williams – Vice-Chair- **PRESENT** Trenton Sheesley-**PRESENT** Renee Woitas-**PRESENT** Bill Kephart-**PRESENT**
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call (see above), County Staff Introductions

Tyler DeLorenzo; Planning, Blanca Vazquez; Community Liaison, Vivian Kilarski

Meeting was called to order by Vice-Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of October 13, 2026 Minutes

Moved by: Woitas
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for October 27, 2026

Moved by: Kephart
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street; and a portion of a right-of way being Escondido Street located between Serene Avenue and Frangrant Spruce Avenue (previously not notified) within Paradise (description on file). MN/jl/kh (For possible action) **PC 11/3/26**

MOVED BY- Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:**
USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Sands Avenue within paradise. TS/rp/kh (For possible action) **BCC 11/4/26**

MOVED BY- Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **ET-26-400105 (UC-21-0636)-APEX LAS VEGAS, LLC:**
USE PERMIT THIRD EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** non-standard landscaping; and **3)** alternative standards for perimeter fence.
DESIGN REVIEW for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located south of Twain Avenue and west of Cambridge Street within Paradise. TS/dd/cv (For possible action) **PC 11/17/26**

MOVED BY- Kephart
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-26-0622-RAMIREZ, GARLIS BREFFE:**
USE PERMIT for a daycare in conjunction with a single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Hazelcrest Circle and south of Flamingo Road within Paradise. TS/rp/cv (For possible action) **PC 11/17/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
ADDED Condition
- **1 Year review as a public hearing**

VOTE: 3-1
Kephart opposed

5. **VS-26-0552-RAMAR PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sandhill Road located between Jewel Avenue and Raymert Drive, and a portion of a right-of-way being Jewel Avenue between Sandhill Road and Interstate 11 within Paradise (description on file). TS/jm/cv (For possible action) **PC 11/17/26**

MOVED BY- Kephart
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
Williams disclosed he received a notification card in the mail.

6. **AR-26-400104 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** temporary construction storage; and **2)** temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on an 8.52 acre portion of a 37.23 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65 & AE-70) Overlay. Generally located north of Tropicana Avenue and east of Deckow Lane within Paradise. JG/tpd/cv (For possible action) **BCC 11/18/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **AR-26-400107 (UC-23-0599)-PARADISE 12, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** caterer; **2)** temporary construction activities; and **3)** temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a catering facility within a membrane structure (tent); **2)** eliminate parking and loading spaces; **3)** eliminate landscaping and screening; **4)** allow alternative site design standards; and **5)** waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Paradise Road and south of Flamingo Road within Paradise. JG/lm/cv (For possible action) **BCC 11/18/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **UC-26-0632-LEGACY 5 GROUP, LLC:**
USE PERMIT for truck parking or staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** allow an attached sidewalk; and **3)** reduce driveway throat depth.
DESIGN REVIEW for a proposed truck parking or staging facility on 0.51 acres in an Industrial Park (IP) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Surrey Street and south of Helm Drive within Paradise. JG/jud/cv (For possible action) **BCC 11/18/26**

MOVED BY- Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

9. **WS-26-0628-4565 W. NEVSO DRIVE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage area on 0.69 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and south of Nevso Drive within Paradise. MN/tpd/cv (For possible action) **BCC 11/18/26**

MOVED BY- Sheesley
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

10. **ZC-26-0634-XL LANDSCAPE DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 0.49 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/gc (For possible action) **BCC 11/18/26**

MOVED BY- Kephart
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

11. **WS-26-0635-3526 PATRICK LANE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified buffering and screening; **2)** eliminate parking lot landscaping; **3)** eliminate street landscaping; **4)** modify residential adjacency; **5)** modify driveway geometrics; and **6)** allow an attached sidewalk.
DESIGN REVIEW for a proposed plant nursery on 0.49 acres in a CG (Commercial General) Zone within the Airport Environs Overlay (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 11/18/26**

MOVED BY- Sheesley
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

12. **WS-26-0638-SPRING MOUNTAIN PROMENADE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics in conjunction with a previously approved shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise. JJ/hw/cv (For possible action) **BCC 11/18/26**

MOVED BY- Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

13. **WS-26-0642-WAGNER, ROBERT E. & HILDA D.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** reduce setbacks; and **2)** waive off-site improvements (curb, gutter, and sidewalks) with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road and east of Sage Brush Street within Paradise. JG/rp/cv (For possible action) **BCC 11/18/26**

MOVED BY- Sheesley
APPROVE- Waiver of Standards 2.B Subject to IF approved staff conditions
DENY-Waiver of Standards 1.A, 1.B, and 2.A
VOTE: 4-0 Unanimous

14. **WS-26-0644-US HUI DE REAL ESTATE INVESTMENT CORP.:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building in conjunction with an existing shopping center on 3.14 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Arville Street within Paradise. JJ/dd/cv (For possible action)
BCC 11/18/26

MOVED BY- Williams
APPROVE- Design Review Subject to staff conditions
DENY- Waiver of Standards
VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 10, 2026

IX. Adjournment
The meeting was adjourned at 8:40 p.m.

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0653-TORRES, YOHANDRA RAMIREZ:

USE PERMIT to allow a daycare in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Twain Avenue and east of Indios Avenue within Paradise. JG/ji/kh (For possible action)

RELATED INFORMATION:

APN:
161-17-614-058

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3644 Indios Avenue
- Site Acreage: 0.17
- Project Type: Daycare (up to 12 children)

Site Plan
The plan depicts an existing single-family residence centrally located with access from the west via Indios Avenue. The daycare will serve up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant is proposing to operate a daycare in an existing residence for up to 12 children. Hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Saturday. The program does not create unreasonable noise or hazards and will follow state licensing requirements. The applicant states they provide a safe, clean, nurturing, and educational environment for children.

Surrounding Land Use

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

DRAFT

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: YOHANDRA RAMIREZ TORRES
CONTACT: YOHANDRA RAMIREZ TORRES, YOHA FAMILY DAYCARE, 3644 S. INDIOS AVENUE, LAS VEGAS, NV 89121

DRAFT

AuthentiSign ID: F735A195-1986-F111-B337-000D3A1E5FED

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101207
ASSESSOR PARCEL #(s): 163-11-804-003

PROPERTY ADDRESS/ CROSS STREETS: 3151 S. Jones Blvd, Las Vegas, NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

We are planning to open a boarding and a daycare facility at the above address.

PROPERTY OWNER INFORMATION

NAME: Gong Investment LLC
ADDRESS: 2208 Glenbook Way
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL 626-297-1388

APPLICANT INFORMATION (information must match online application)

NAME: Cheyanne Hwang
ADDRESS: 8568 Garden Valley Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL (310)880-5081 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Cheyanne Hwang
ADDRESS: 8568 Garden Valley Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL (310)880-5081 ACCELA REFERENCE CONTACT ID # _____

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

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

Authentisign
Fiona Qinghong
Property Owner (Signature)*

Fiona Qinghong Gong
Property Owner (Print)

07/22/26
Date

Sept. 14, 2026

Cheyanne Hwang

8568 Garden Valley Ct. Las

Vegas, NV 89178

Re: 3151 S. Jones Blvd 89146

Application form: 26-101207

Assessor's Parcel Numbers: 163-11-804-003

To Whom It May Concern:

The address listed above was a Photography shop, which is now closed, and we are currently planning to use the site as a boarding, daycare, and grooming facility. We are requesting a Special Use Permit for kennel(overnight and daycare), not accessory to an animal hospital; with personal service (dog grooming) in CP zone. We are also requesting a waiver of development standards to allow the north and south existing driveways on Jones Boulevard to remain and not install commercial curb return driveways per Uniform Standard Drawing 222.1 is needed as we intend to not modify the front of the existing site. Also, to allow a throat depth of 0 feet for the ingress and egress of the north and south existing driveways on Jones Boulevard per Uniform Standard Drawing 222.1.

This building has retail on the north and south side, a large parking usage space in the front, and there are residential uses to the west. The parking lot will be re-striped to match the site-plan and the graffiti on the wall will be repainted again. We would like to request a change in the design review. Instead of making a trash enclosure, we would like to use trash cans and leave them behind the built fences on the property rather than on the parking lot.

When entering the premise, there will be no changes on the interior building, or the landscape in front of it. However, there will be a landscape buffer on the west side of the building, with 15ft of landscape buffer (double rows of 7ft evergreen trees. They will be 20ft apart from the center). Additionally, 10 ft tall fencing for the backyard as an outdoor play areas for the small and large dogs. The fences will serve as the primary containment barriers for the dogs while keeping them a safe distance from the residential property line.

Also, no changes to the site parking. The hours of the operation will be Monday through Sunday from 7am to 9pm.

We request that you review the enclosed documents and issue your approval at your earliest convenience.

Thank you for your assistance.
Sincerely,

Cheyanne Hwang

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0654-CARE ACCESS NV I, LLC:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in a RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Powell Avenue and east of Don Quixote Street within Paradise. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
161-20-613-123

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4825 Powell Avenue
- Site Acreage: 0.17
- Project Type: Daycare (up to 12 children)

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

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

Surrounding Land Use

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

DRAFT

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26- 101039

ASSESSOR PARCEL #(s): 161-20-613-123

PROPERTY ADDRESS/ CROSS STREETS: 4825 Powell Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a in home child care establishment

PROPERTY OWNER INFORMATION

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell – Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas STATE: Nevada ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

David Lynn

Property Owner (Signature)*

CARE ACCESS NV I, LLC
Care Access Real Estate Investments PBC
Its: Manager
By: David Lynn, CEO

Property Owner (Print)

Sep 11, 2026

Date

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

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

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

Re: Special Use Permit for Daycare
4825 Powell Avenue

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 4825 Powell Avenue. The property is more particularly described as APN: 161-20-613-123 (the "Site"). The Site is zoned RS5.2. The Applicant is requesting a special use permit to allow for a day care establishment.

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

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

KAEMPFER
CROWELL

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

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/amp

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0655-CARE ACCESS NV I, LLC:

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

Generally located east of Sunnywood Drive and north of Green Leaf Drive within Paradise. JG/jl/kh (For possible action)

RELATED INFORMATION:

APN:
161-30-612-053

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

BACKGROUND:
Project Description
General Summary
- Site Address: 5254 Sunnywood Drive
- Site Acreage: 0.15
- Project Type: Daycare (up to 12 children)

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

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

Surrounding Land Use

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

DRAFT

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0656-CARE ACCESS NV I, LLC:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Sierra Stone Lane and west of Wood Bark Drive within Paradise. JG/jl/kh (For possible action)

RELATED INFORMATION:

APN:
177-02-717-012

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

BACKGROUND:
Project Description
General Summary
- Site Address: 7049 Wood Bark Drive
- Site Acreage: 0.17
- Project Type: Daycare (up to 12 children)

Plans & Request
The plans show an existing single-family residence located on a corner lot with access from the east via Wood Bark Drive. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

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

Surrounding Land Use

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

DRAFT

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0662-CARE ACCESS NV I, LLC:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Emerson Avenue and west of Leor Court within Paradise. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
162-13-212-003

LAND USE PLAN:
WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3517 Leor Court
- Site Acreage: 0.12
- Project Type: Daycare (up to 12 children)

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

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residences

DRAFT

Surrounding Land Use

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

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

DRAFT

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26- 101635

ASSESSOR PARCEL #(s): 162-13-212-003

PROPERTY ADDRESS/ CROSS STREETS: 3517 Leor Ct.

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a in home child care establishment

PROPERTY OWNER INFORMATION

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas STATE: Nevada ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

David Lynn

Signature Sign - 78036c0065

Property Owner (Signature)*

CARE ACCESS NV I, LLC
Care Access Real Estate Investments PBC
Its: Manager
By: David Lynn, CEO

Property Owner (Print)

Sep 11, 2026

Date

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

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

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

Re: Special Use Permit for Daycare
3517 Leor Court.

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 3517 Leor Court. The property is more particularly described as APN: 162-13-212-003 (the "Site"). The Site is zoned RS3.3. The Applicant is requesting a special use permit to allow for a day care establishment.

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

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

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

KAEMPFER
CROWELL

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/amp

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0663-CARE ACCESS NV I L L C:

USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Edison Avenue and west of Maria Street within Paradise. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
161-18-210-004

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3533 Maria Street
- Site Acreage: 0.23
- Project Type: Daycare (up to 12 children)

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

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

Surrounding Land Use

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

DRAFT

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- No comment.

DRAFT

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26- 101636
ASSESSOR PARCEL #(s): 161-18-210-004

PROPERTY ADDRESS/ CROSS STREETS: 3533 Maria Street

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a In home child care establishment

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (information must match online application)

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

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

David Lynn
Egnyte Sign e3a0116fcn
Property Owner (Signature)*

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

Sep 11, 2026
Date

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

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

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

Re: Special Use Permit for Daycare
3533 Maria Street.

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 3533 Maria Street. The property is more particularly described as APN: 161-18-210-004 (the "Site"). The Site is zoned RS5.2. The Applicant is requesting a special use permit to allow for a day care establishment.

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

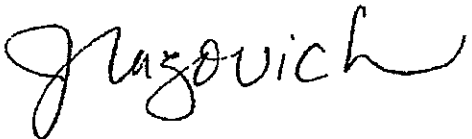
The Las Vegas Valley faces a shortage of licensed childcare options. The Applicant will provide a safe, loving, inclusive environment. The Applicant's philosophy centers around learning through play by keeping the children actively engaged and intrinsically motivated in a fun learning environment. The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

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

KAEMPFER
CROWELL

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0681-SAM & GERT FELDMAN, LLC:

USE PERMIT to allow a proposed vocational training facility in conjunction with an existing office building on 1.2 acres in a CP (Office Professional) Zone.

Generally located east of Pecos Road and south of Zodiac Court within Paradise. JG/bb/kh (For possible action)

RELATED INFORMATION:

APN:
161-19-401-023

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4760 S. Pecos Road
- Site Acreage: 1.2
- Project Type: Vocational training facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 17,154 (office building)/500 (training spaces)
- Parking Required/Provided: 43/63 (existing)

Site Plans
The plans show an existing office building in which the applicant would like to open a vocational training facility. The suite being used is in combination with a conference room in the central part of the building. The building surrounds a courtyard on 3 sides with the open side facing to the south. Parking is located along the east and south sides of the building. A previous waiver of development standards was approved to reduce the parking to 64 spaces, and the current Title 30 standard requires 43 parking spaces. Access to the site is from Pecos Road and Zodiac Court. Cross access is provided to the mini warehouse to the south.

Landscaping
Additional landscaping is not required for this application.

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Elevations

The plans depict an existing office building that is 2 stories and 30 feet in height with stucco finish, glazed windows, aluminum door and stucco columns with a flat roofline and a canopy over the front entrance.

Floor Plans

The building is a total of 17,154 square feet with various offices, conference rooms, utility rooms, restrooms, reception area. The applicant's lease space for the minor training facility is approximately 500 square feet with conference room and office spaces.

Applicant's Justification

The applicant states the request for a vocational training facility is to offer classes of 20 people. The classes will focus on Occupational Safety and Health Administration (OSHA) objectives, standards, and procedures.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0168	Use permit for a minor training facility in existing 980 square foot office space	Approved by PC	June 2023
UC-1409-04	Use permit for health spa and cosmetology, hair salon, chiropractic, massage, and personal services; waiver of development standards for reduced parking	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped
South & East	Neighborhood Commercial	C-1	Mini-warehouse
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff's primary concerns with these types of use are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. This use does not increase the required parking since vocational training and office space have the same parking requirement. Vocational training in other parts of Clark County have shown to be appropriate and compatible within existing office developments. Staff does not anticipate any adverse impacts from this training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: ANDRES FLORES FRANCO
CONTACT: ANDRES FLORES FRANCO, 3121 SCARLET OAK AVENUE, LAS VEGAS, NV 89104

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101443
ASSESSOR PARCEL #(s): 161-19-401-023

PROPERTY ADDRESS/ CROSS STREETS: 4760 S PECOS RD, LAS VEGAS, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting Use Permit for an avocational/vocational training facility in the existing building/site. No new construction or physical improvements are proposed. The application is being submitted to obtain current land-use approval following the expiration of prior approval UC-23-0168.

PROPERTY OWNER INFORMATION

NAME: SAM & GERT FELDMAN LLC
ADDRESS: 800 N RAINBOW BLVD STE 208
CITY: LAS VEGAS STATE: NV ZIP CODE: 89107
TELEPHONE: 7029485000 CELL

APPLICANT INFORMATION (information must match online application)

NAME: ANDRES FLORES FRANCO
ADDRESS: 3121 SCARLET OAK AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89104
TELEPHONE: 7022496663 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ANDRES FLORES FRANCO
ADDRESS: 3121 SCARLET OAK AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89104
TELEPHONE: 7022496663 CELL ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)* Michael Feldman Property Owner (Print) 10/29/24 Date

PROJECT JUSTIFICATION LETTER

October 5, 2026

To:
Brady Bernhart
Senior Planner
Clark County Planning
Clark County, Nevada

Subject: Project Justification – Application No. 26-101443

Property Location:
Tropicana Business Center
4760 South Pecos Road, Suite 203-6
Las Vegas, Nevada

Dear Mr. Bernhart,

I am submitting this letter to provide a description and justification of the proposed project associated with Application No. **26-101443**, located at Tropicana Business Center, 4760 South Pecos Road, Suite 203-6, Las Vegas, Nevada.

The proposed business will provide occupational safety training and emergency response education, including the following courses:

1. OSHA 10-Hour Training

Classes will be held on Thursdays and Fridays from 4:00 p.m. to 9:00 p.m. Each class will have a minimum enrollment of 3 students and a maximum of approximately 20 students.

2. OSHA 30-Hour Training

Classes will be held every 15 days on Saturdays and Sundays from 8:00 a.m. to 4:00 p.m. Each class will have a minimum enrollment of 3 students and a maximum of approximately 20 students.

3. CPR Training

CPR classes will be offered on Saturdays. Each class will have a minimum enrollment of 3 students and a maximum of approximately 20 students.

Conference Room and Parking

All classes will be conducted in the designated conference room within the property. The anticipated maximum attendance is approximately 20 students per class, in addition to the instructor, subject to the approved room occupancy limit.

The building has **63 available parking spaces**, while the project requires **43 parking spaces**, leaving a difference of **20 additional spaces** beyond the stated project requirement.

Classes will be scheduled according to the days and times described above to facilitate the orderly use of the conference room and parking facilities.

The proposed operation is intended to provide professional training in a controlled classroom environment, with scheduled classes and limited enrollment.

Thank you for your time and consideration of this application. I respectfully request that this project justification be included in the review of Application No. 26-101443.

Sincerely,

Andres Flores Franco.

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0673-HABITAT FOR HUMANITY LAS VEGAS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks; **2)** modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential development on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay (HDO).

Generally located south of Desert Inn Road and east of Pawnee Circle within Paradise. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
162-14-111-007

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Allow an existing attached sidewalk along Pawnee Drive to remain where detached sidewalks are required per Section 30.04.08C.
   b. Allow an existing attached sidewalk along Pawnee Circle to remain where detached sidewalks are required per Section 30.04.08C.
2. Increase the driveway width to 20 feet where 16 feet is the maximum allowed per Uniform Standard Drawing 222 (a 25% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 1694 Pawnee Circle
- Site Acreage: 0.27
- Project Type: Single-family residential
- Number of Lots/Units: 2
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 5,207/5,568
- Number of Stories: 1
- Building Height (feet): Lot 1 (12 feet)/lot 2 (13 feet)
- Square Feet: 1,606 (minimum)/1,803 (maximum)

Site Plan & Elevations

Plans depict 2 proposed lots each to be developed with a single-family home accessed from Pawnee Drive from the south. The driveway for proposed Lot 2 is 20 feet wide. Because a 16 foot driveway is the maximum allowed for a detached garage, a waiver of development standards is requested. The plans also show existing attached sidewalks along Pawnee Drive and Pawnee Circle. The applicant requests waivers to allow the attached sidewalks to remain when detached sidewalks are required for new development. Because this property is within the Historic Designation Overlay (HDO) Zone, a design review is required for any new construction.

Elevations

The plans depict 1 story homes on each of the lots with maximum heights that range from 12 feet to 13 feet. One home will include a 1 car garage and another will include a 2 car garage. The homes are designed to comply with the requirement for 2 architectural design features on each elevation.

Landscaping

The applicant states that landscaping will be designed to comply with applicable requirements.

Applicant's Justification

The applicant states that this land was donated to Habitat for Humanity, the property owners, to construct affordable housing. The intent of this request is to subdivide the property into 2 lots and develop each with a single family home. The applicant intends to develop the proposed lots consistent with nearby properties, and requests waivers sidewalk requirements to allow the existing infrastructure to remain.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0883-16	Zone change to establish a Historic Neighborhood Overlay district	Approved by BCC	February 2017

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that the proposed lots meet the minimum lot size for the RS5.2 zone district. The proposed single-family homes comply with architectural design requirements, home size, and lot orientation is consistent with those in the surrounding area. Staff is supportive of the development of affordable housing, therefore, staff can support this request.

Public Works - Development Review

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.

Waiver of Development Standards #1

Staff cannot support the request to allow the existing attached sidewalks to remain along Pawnee Drive and Pawnee Circle. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #2

Staff has no objection to the request to increase driveway width for Lot 2 along Pawnee Drive. The wider driveway will provide more visibility for entry and exit of vehicles.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #2 and the design review; denial of waiver of development standards #1.

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.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Department of Aviation

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

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 and reference POC Tracking #0153-2027 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HABITAT FOR HUMANITY
CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 7582 LAS VEGAS BOULEVARD SOUTH, SUITE 518, LAS VEGAS, NV 89123

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