



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 13, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura-Chair
Patrick Dierson
Justine McDowell

Matthew Tramp-Vice Chair
Kriselle Gabriel

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for December 9, 2025. (For possible action)
- IV. Approval of the Agenda for January 13, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **VS-25-0707-FORT APACHE INVESTMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Post Road and Patrick Lane within Spring Valley (description on file). JJ/sd/cv (For possible action) **01/20/26 PC**
2. **VS-25-0808-DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road (alignment), and Mesa Vista Avenue and Dewey Drive within Spring Valley (description on file). MN/my/cv (For possible action) **01/20/26 PC**
3. **VS-25-0818-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R & JILL TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nai/cv (For possible action) **01/20/26 PC**
4. **ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone. Generally located west of Butler Street and north of Warm Springs Road within Spring Valley. MN/gc/cv (For possible action) **01/21/26 BCC**
5. **ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.
DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/md/cv (For possible action) **01/21/26 BCC**

6. **ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce throat depths; 3) waive commercial curb return requirements; and 4) reduce drive aisle width.
DESIGN REVIEW for a proposed school (elementary) and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/r/r/kh (For possible action) **02/03/26 PC**
7. **WS-24-0424-BALLE, PETER S. & JILL L.:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.70 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Monte Cristo Way and north of Coley Avenue within Spring Valley. JJ/tpd/syp (For possible action) **02/03/26 PC**
8. **ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) off-site improvements; 4) reduce throat depth; and 5) driveway geometrics.
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential single-family 20) Zone. Generally located north of Oakley Boulevard and west of Red Rock Street within the Spring Valley Planning Area. AB/ji/kh (For possible action) **02/04/26 BCC**

VII. General Business

1. Approve the 2026 Spring Valley Town Advisory Board Meeting Schedule (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: January 27, 2026.

X. Adjournment.

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

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

<https://notice.nv.gov>



Spring Valley Town Advisory Board

December 9, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White EXCUSED	Matthew Tramp PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Matt Young, 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 **November 25, 2025** Minutes (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **December 9, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

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

- **None**

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

VI. Planning & Zoning

1. **ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley. JJ/my/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

2. **PA-25-700051-POSTHAWK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 3-0/Unanimous

3. **ZC-25-0795-POSTHAWK, LLC:**
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **VS-25-0796-POSTHAWK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

5. **WS-25-0797-POSTHAWK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

ADD Condition: 6-foot sound attenuation wall on west side along with trees on west side for additional buffer; hours of operation: 8 am to 8 pm.

Vote: 3-0/Unanimous

6. **UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Edna Avenue and west of Lindell Road within Spring Valley. JJ/mh/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

7. **UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:**
USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley. MN/ji/kh (For possible action) **01/06/26 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

8. **ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action) **01/07/26 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

9. **ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.
DESIGN REVIEW for a mini-warehouse with vehicle storage facility on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O'Bannon Drive within Spring Valley Planning Area. AB/lm/kh (For possible action) **01/07/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff 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.

- **None**

IX. Next Meeting Date: **January 13, 2026**

X Adjournment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 6:35 p.m.
Vote: 3-0/Unanimous

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0707-FORT APACHE INVESTMENT, LLC:

VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Post Road and Patrick Lane within Spring Valley (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-301-023

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict a vacation of a 5 foot wide portion of Fort Apache Road in conjunction with a new professional office building to allow for construction of a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900863	Administrative design review for new office building	Approved by ZA	December 2025
ZC-22-0594	Zone change from RE zoning to CP zone within the CMA Design Overlay district	Approved by BCC	December 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG	Medical offices
South & East	Business Employment	RM32 & RS20	Flood channel & multi-family residential
West	Neighborhood Commercial	RS20	Undeveloped

*This parcel is located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMID PANAHI

CONTACT: HAMID PANAHI, HP ATELIER, 9520 LOST GROVE ROAD, RIVERSIDE, CA 92508

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0808-DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road (alignment), and Mesa Vista Avenue and Dewey Drive within Spring Valley (description on file). MN/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-801-039

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is seeking to vacate the government patent easements within the subject parcel. The purpose of vacating these easements is to allow for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0794	Zone change from an R-E to an R-D zoning	Approved by BCC	February 2024
VS-23-0793	Vacate and abandon a drainage easement	Approved by BCC	February 2024
ZC-22-0284	Reclassified the site from R-E to R-D zoning, with a waiver for modified driveway geometrics, and a design review for finished grade	Denied by BCC	June 2022
VS-22-0283	Vacated and abandoned a portion of a drainage easement	Denied by BCC	June 2022
WS-0350-10 (ET-0120-12)	First extension of time for non-standard off-site improvements	Approved by PC	November 2012
WS-0350-10	Non-standard off-site improvements	Approved by PC	September 2010
UC-0335-10	Accessory structure before primary - expired	Approved by PC	September 2010

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ENGLISH

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0808

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 12/30/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 01/20/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. 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

ASSESSOR PARCEL #(s): 163-26-801-039

PROPERTY ADDRESS/ CROSS STREETS: Southeast corner of Diablo and Mann

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate Patent Easements

PROPERTY OWNER INFORMATION

NAME: Jerry and Deanna Dean Family Trust - Deanna Dean TRS
ADDRESS: 6640 Patrick Lane
CITY: Las Vegas STATE: _____ ZIP CODE: 89118
TELEPHONE: 702-873-1947 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jerry and Deanna Dean Family Trust - Deanna Dean TRS
ADDRESS: 6640 Patrick Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-873-1947 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

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

[Signature]
Property Owner (Signature)

Michael Dean
Property Owner (Print)

7/3/25
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



November 3, 2025

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

Reference: Vacation of 33' Wide US Government Patent Easement
Justification Letter for APN# 163-26-801-039 (APR-25-101693)

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southeast corner of Diablo Drive and Mann Street in Clark County.

It is required to vacate 33' wide government patent easements along the north and south end of the property. The site is currently undeveloped. To fully develop this parcel, the easements must be vacated. This will eliminate unnecessary encumbrances on the property while maintaining the integrity of the existing public and private infrastructure.

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

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English
Project Manager



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-25-0808

Property Owner or Subdivision Name: DEAN JERRY & DEANNA FAMILY TRUST-
SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC 12/30/25 SPRING VALLEY PC BCC

Add this application to the: TAB/CAC 1/13/26 SPRING VALLEY PC BCC

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 1/20/26 PC

☐ 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: ORIGINAL TOWN BOARD DATE CANCELLED DUE TO HOLIDAYS

Change initiated by: MY Date: 12/9/2025

Change authorized by: [Signature] Date: 12/9/25

Change processed by: [Signature] Date: 12/09/2025

Distribution e-mail sent by: [Signature] Date: 12/09/2025

Follow up assigned to: Instructions:

Parcel Number(s): 163-26-801-039

Town Board(s): SPRING VALLEY

Verified by: Date:

Rev. 08/2024

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0818-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R & JILL TRS:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

176-03-402-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 2 public drainage easements. The applicant states a new public drainage easement will be granted as a part of the proposed development on the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0305	Vacate and abandon patent easement and right-of-way easement	Approved by BCC	July 2025
VS-25-0306	Waivers of development standards and a design review for a warehouse and distribution center	Approved by BCC	July 2025
ZC-24-0474	Reclassified the site from RS20 to IL zoning with no plans	Approved by BCC	October 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Corridor Mixed-Use	CG	Office complex
East	Business Employment	CG	Office complex
West	Business Employment	IL & IP	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of drainage easements that are not needed for site, drainage, or roadway development.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOPEWELL DEVELOPMENT US, LP

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): VS-25-0818

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

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

Date: 1/13/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 1/20/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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): 176-03-402-003

PROPERTY ADDRESS/ CROSS STREETS: South west corner of Tenaya and Arby

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of existing public drainage easements for light industrial warehouse development. Development includes re-routing of drainage through the site in proposed new RCB culverts and granting of new public drainage easement for proposed RCB culverts.

PROPERTY OWNER INFORMATION

NAME: Gragson S & J Family Trust and Gragson Scott & Jill TRS c/o Robert M. Torres
ADDRESS: 1980 Festival Plaza Dr. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-800-5987 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hopewell Development US, LP
ADDRESS: 4722 N 24th St. STE 440
CITY: Phoenix STATE: AZ ZIP CODE: 85016 REF CONTACT ID # _____
TELEPHONE: 480-581-5893 CELL: 602-919-1218 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Wood Rodgers, Inc. c/o Matthew J. Roulias
ADDRESS: 8345 W. Sunset Rd., STE 150
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 775-823-5254 CELL: _____ EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Robert Torres
Property Owner (Print)

10/7/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> RUDD	<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/CALCULATION: _____

DATE: _____



October 10, 2025

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

Subject: Justification Letter for Vacation of Public Drainage Easements Granted per Doc. 20070905-0004411

Clark County Public Works:

On behalf of our client and property developer, Hopewell Development US, LP we are respectfully requesting vacations of Public Drainage Easements granted per document number 20070905:0004411 lying within APN 176-03-402-003 as shown in the accompanying documents.

The applicant is requesting vacation of the subject public drainage easements in favor of a new public drainage easement to be granted coincident with the proposed new RCB culvert to be built as a part of the proposed development on APN 176-03-402-003.

We hope this description helps you better understand the request. We respectfully seek your approval.

Regards,

Matthew J. Roulias, P.E.
Wood Rodgers, Inc.
8345 W Sunset Rd, Suite 150
Las Vegas, NV 89113
775-823-5254 Desk
775-412-7699 Mobile
mroulias@woodrogers.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone.

Generally located west of Butler Street and north of Warm Springs Road within Spring Valley. MN/gc/cv (For possible action)

RELATED INFORMATION:

APN:

176-04-401-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveways along Butler Street to 7 feet 10 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68.7% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7245 Butler Street
- Site Acreage: 2.28
- Project Type: Office/warehouse buildings and mini-warehouse facility
- Number of Stories: 2 (office/warehouse)/4 (mini-warehouse)
- Building Height (feet): 32 (office/warehouse)/50 (mini-warehouse)
- Square Feet: 24,100 (office/warehouse)/114,000 (mini-warehouse)
- Parking Required/Provided: 42/45

Site Plan

The original plans show 2 proposed office/warehouse buildings on the east half of the property, and a proposed mini-warehouse facility on the west half of the property. The southern office/warehouse building (Building 1) is approximately 50 feet from the south property line and 60 feet from the east property line. The northern office/warehouse building (Building 2) is approximately 3.5 feet from the north property line and 60 feet from the east property line. The mini-warehouse building is approximately 5 feet from the west property line, 42 feet from the

north property line, and 53 feet from the south property line. Access to the site is from 2 driveways off Butler Street. The southern driveway has a throat depth of 7 feet 10 inches and the northern driveway has a throat depth of 8 feet 3 inches where 25 feet is required. The mini-warehouse facility portion of the site is gated, with an emergency access gate providing access to the adjacent property to the west. Two loading areas are located on the east side of the mini-warehouse building while leaving a minimum 20 feet clear for a 2 way drive aisle. The storage units are accessed from the interior of the building. A total of 45 parking spaces are provided where a minimum of 42 spaces are required. Loading spaces are located within the interior of the office/warehouse buildings. An 8 foot high block wall exists along the north property line.

Landscaping

The approved plans show a 10 foot wide landscape area with an attached sidewalk along Butler Street consisting of 24 inch box Mulga Acacia trees spaced 30 feet apart with various shrubs and groundcover, which screens the roll-up doors on the office/warehouse buildings. Parking lot landscaping complies with code requirements.

Elevations

Both approved office/warehouse buildings are 2 stories, 32 feet high, and are constructed of CMU block, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls. Each office/warehouse building has an overhead roll-up door on the east elevation. Another overhead roll-up door is located on the north side of Building 1 and the south side of Building 2. The approved mini-warehouse building is 4 stories, 50 feet high, and constructed of stucco finish, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls at varying heights.

Floor Plans

The approved plans show a 11,800 square foot office/warehouse building (Building 1) with 10,000 square feet of warehouse space and 1,800 square foot office mezzanine. The second office/warehouse building (Building 2) is 12,300 square feet with 10,500 square feet of warehouse space and a 1,800 square foot office mezzanine. The mini-warehouse building is 114,000 square feet with storage units on all 4 floors and a small office area on the first floor.

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-24-900829 (ZC-22-0542):

Current Planning

- Until November 16, 2025 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; 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.

Listed below are the approved conditions for ZC-22-0542:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended, and that a cross access agreement may be required for this submittal.

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 #0029-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have been diligently working toward commencement of the project. The traffic study and drainage study have been completed, and grading, building, and off-site improvement permits are in review with the County.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900829 (ZC-22-0542)	Administrative first extension of time for the waiver of development standards and design review portions of the application - subject until November 16, 2025 to commence	Approved by ZA	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0282	Vacate and abandon a portion of right-of-way being Butler Street	Approved by PC	July 2023
VS-22-0691	Vacate and abandon government patent easements	Approved by BCC	February 2023
ZC-22-0542	Zone Change from C-2 to M-D zoning for office/warehouse buildings and a mini-warehouse facility; the zone change portion was approved with no resolution of intent	Approved by BCC	November 2022
ZC-0311-07	Zone Change from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CC	Undeveloped
South	Corridor Mixed-Use	CG	Commercial center
East	Business Employment & Public Use	CG & RS20	Office buildings & NV Energy substation
West	Corridor Mixed-Use	CG	Shopping Center

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

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 the applicant has taken steps towards commencing the approved project. The traffic and drainage study have been submitted and approved; a grading permit has been recently issued; and building permits, off-site improvements, and bonds are in-process with the County. Therefore, staff can support this extension of time request. However, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not be able to support future extension of time requests.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until November 16, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time; will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB:

APPROVALS:

PROTEST:

APPLICANT: OCHOA DEVELOPMENT CORPORATION

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): ET-25-400131

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

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

Date: 1/13/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: N/A Time: N/A

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- 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 Gilesple 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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 10/1/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101800

ASSESSOR PARCEL #(s): 176-04-401-010

PROPERTY ADDRESS/ CROSS STREETS: 7245 Butler Street

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-22-0542 (ADET-24-900829)

PROPERTY OWNER INFORMATION

NAME: Durango Storeflex LLC

ADDRESS: 2700 W. Richmar Ave OFC

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (must match online application)

NAME: Michael Ochoa / Ochoa Development Corporation

ADDRESS: 2700 W. Richmar Ave OFC

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-444-4795 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrut

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1410 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)*

Property Owner (Print)

Date

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

November 9, 2025

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

**RE: Justification – Extension of Time – ZC-22-0542 (ADET-24-900829)
APN 176-04-401-010**

To Whom It May Concern:

Our office represents Durango Storeflex LLC/Ochoa Development Corporation, the owner of the project (the “Applicant”) in the above referenced matter. The property is located at 7245 Butler Street, north of Warm Springs Road and east of Durango Drive.

The site is 2.28 acres and is zoned IP-Industrial Park in the BE-Business Employment land use designation. The project was approved for an office/warehouse and mini-warehouse facility on November 16, 2022, with an administrative extension of time being approved in December of 2024. In addition, the original approval included a rezoning of this property with no Resolution of Intent. Ordinance 5017 (22-900781) was passed on January 18, 2023 by the Board of County Commissioners.

Applicant has been diligently working toward commencement of this project per Title 30’s and this extension will allow the process to continue.

The following steps have been completed or are underway:

PW22-18575	Traffic Study	Closed-Approved
PW22-18640	Drainage Study	Closed-Approved
PW23-11200	Off Site Improvements	In process
PW23-11200-B01	Bonds	Pending
23-990078	Separate Docs	Recorded
PW22-18640-EG01	Early Grading	In Review
BD23-03975	New Commercial Bldg	Pending
BD23-08488	Final Grading	In Review

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you for your time and consideration of this request. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Amundsen". The signature is fluid and elegant, with the first name "Nancy" being more prominent than the last name "Amundsen".

Nancy Amundsen

Brown, Brown, and Premsrirut

520 South Fourth Street

Las Vegas, NV 89101

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.

DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.08 acres in a CP (Commercial Professional) Zone.

Generally located north of Dewey Drive and west of Redwood Street within Spring Valley.
MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-411-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 42 feet where 35 feet is the maximum height permitted per Table 30.40-4 (a 20% increase).
2. Reduce the height/setback ratio requirement adjacent to a single-family residential use to 63 feet where 87 feet is required per Section 30.56.070 and Figure 30.56-10 (a 27.6% reduction).
3.
 - a. Permit alternative landscaping adjacent to a residential use (single-family) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
 - b. Permit alternative landscaping adjacent to stacking lanes contiguous to the public right-of-way (Redwood Street) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
4. Reduce landscape island fingers where an island finger shall be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip per Figure 30.64-14.
5. Waive architectural compatibility standards for a classroom and multi-purpose buildings per Table 30.40-4.
6. Eliminate the pedestrian walkway from the adjacent public sidewalk along Redwood Street to the principal building entrance where a 5 foot wide walkway is required to connect the adjacent sidewalk to the principal building entrance per Section 30.60.050.
7. Reduce parking to 90 parking spaces where 91 parking spaces are required per Table 30.60-1 (a 1.1% reduction).

8. Allow access to a local street where a daycare must be adjacent to, and accessed from, a collector or arterial street per Table 30.44-1.
9.
 - a. Reduce throat depth to 8 feet for a driveway along Diablo Drive where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).
 - b. Reduce the curb return radius for a commercial driveway along Diablo Drive to 5 feet where a minimum radius of 15 feet is required per Uniform Standard Drawing 222.1 (a 66.7% reduction).
10. Reduce the approach distance for a driveway along Diablo Drive to 103 feet where a distance of 150 feet is required to Redwood Street per Uniform Standard Drawing 222.1 (a 31.4% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5555 Redwood Street
- Site Acreage: 4.08
- Project Type: Daycare and school
- Number of Stories: 2 (existing and proposed buildings)
- Building Height (feet): 32 (existing building A)/35 (proposed multi-purpose building D)/42 (proposed classroom buildings B & C)/
- Square Feet: 27,096 (existing Building A)/10,746 (proposed Building B)/7,504 (proposed Building C)/12,031 (proposed Building D)
- Parking Required/Provided: 67/223 (Phase 1a); 32/223 (Phase 1b); 66/90 (Phase 2); 89/90 (Phase 3); 91/90 (Phase 4)

History and Request

The Board of County Commissioners approved a school and daycare facility for the subject parcel via UC-22-0557 in November 2022. An administrative extension of time, ADET-25-900661, was subsequently approved by the Zoning Administrator in September 2025. The applicant is requesting a second extension of time to commence Phases 2 through 4 associated with the future expansion of the existing school and daycare facility.

Site Plan – Phase 1a and 1b (now complete)

The previously approved plans depict an existing 2 story office building (Building A) centrally located within the project site currently serving an office tenant. The office building will transition to a daycare facility and private school, consisting of 90 daycare students in 6 classrooms and 310 students (K through 8) in 18 classrooms for Phase 1a of the development. Phase 1b is designed to accommodate 90 daycare students in 6 classrooms and 400 students (K through 8) in 21 classrooms with the vacation of the existing office tenant. The existing office building has the following setbacks: 1) 234 feet from the north property line adjacent to Diablo Drive; 2) 231 feet from the south property line along Dewey Drive; 3) 88.5 feet from the east

property line adjacent to Redwood Street; and 4) 86 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas for the students are located immediately to the north and south of the office building. The proposed queuing plan for phase 1 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through an existing driveway along Redwood Street. Phase 1a of the development requires 67 parking spaces where 223 parking spaces are provided. Phase 1b of the development requires 32 parking spaces where 223 spaces are provided.

Site Plan – Phase 2 (estimated completion by August 2029)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during Phase 2 of the development. The first floor of the proposed classroom building will serve 120 daycare students while the second floor will serve 200 middle school students. Phase 2 is designed to accommodate a maximum of 800 students (200 daycare and 600 K through 8). The proposed classroom building has the following setbacks: 1) 395 feet from the north property line adjacent Diablo Drive; 2) 49 feet from the south property line along Dewey Drive; 3) 156 feet from the east property line adjacent to Redwood Street; and 4) 63 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the east of the proposed classroom building. The proposed queuing plan for Phase 2 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through a proposed (reconstructed) driveway along Redwood Street. A second driveway entrance to the project site is granted via a proposed driveway along Diablo Drive, located at the northeast corner of the site. The second driveway entrance is for ingress (entrance) purposes only serving busses that will pick-up and drop-off students. The bus queuing lane measures 24 feet in width and is located along the northeast portion of the site, along Redwood Street. Busses will exit the site from the driveway adjacent to Redwood Street. Phase 2 of the development requires 66 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 3 (estimated completion by August 2033)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during phase 2 of the development. A 2 story classroom building (Building C) will be constructed immediately to the east of Building B during Phase 3 of the development. Phase 3 of the development will allow the campus to grow to its full capacity of 1,000 students (250 daycare and 750 K through 8). Building C has the following setbacks: 1) 398.5 feet from the north property line adjacent to Diablo Drive; 2) 129 feet from the south property line along Dewey Drive; 3) 53 feet from the east property line adjacent to Redwood Street; and 4) 136 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the southeast of classroom Buildings B and C. The

circulation and queuing plan for Phase 3 of the development remains unchanged from Phase 2. Phase 3 of the development requires 89 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 4 (estimated completion by August 2038)

The previously approved plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story, multi-purpose building (Building D) will be constructed immediately to the north of Building A. The multi-purpose building will consist of a gymnasium, art and science classrooms, and 2 kitchens. The multi-purpose building has the following setbacks: 1) 93.5 feet from the north property line adjacent to Diablo Drive; 2) 389 feet from the south property line along Dewey Drive; 3) 95 feet from the east property line adjacent to Redwood Street; and 4) 81 feet from the west property line, adjacent to existing single-family residences and undeveloped lots. Playground areas for the students are located immediately to the north and northeast of the multi-purpose building. A second playground area is located immediately to the southeast of Buildings B and C. The addition of the multi-purpose building will not increase student capacity on the campus; however, the addition of the 2 classrooms necessitates a waiver of development standards to reduce parking. Phase 4 of the development requires 91 parking spaces where 90 parking spaces are provided.

Landscaping

The previously approved plans depict an existing landscape area along the west property line measuring 10 feet in width. A 6 foot wide landscape area will be maintained along Diablo Drive and Redwood Street. Interior landscaping is equitably distributed throughout the site.

Elevations

Building A (existing building) consists of 2 stories measuring 32 feet to the top of the parapet wall. The exterior of Building A consists of stucco, stone veneer, and an aluminum storefront window system. The building is painted with neutral, earth tone colors.

Proposed buildings B (Phase 2) and C (Phase 3) consist of 2 stories measuring 42 feet in height to the top of the parapet roof. The buildings have varying rooflines including pitched roof elements consisting of standing seam metal. Decorative metal panels are provided on portions of the buildings to complement the primary exterior, consisting of stucco. Standing seam metal canopies are also provided over portions of the first floor area for the buildings. Building D measures 35 feet to the top of the parapet wall and consists of varying rooflines. The exterior of the building consists of stucco, accentuating decorative metal panels, and an aluminum storefront window system. Standing seam metal canopies are also provided over portions of the first-floor area for the buildings. Proposed buildings C (Phase 3) and D (Phase 4) are painted with neutral, earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. A waiver of development standards is required as the architecture of the proposed buildings is not compatible with the existing single-family residences to the west.

Floor Plans

Building A (existing building) measures 27,096 square feet in area and consists of 2 floors with multiple classrooms and restroom facilities. Proposed building B (Phase 2) has an area of 10,746 square feet and consists of 2 floors with multiple classrooms, prayer room, electrical room, and

restroom facilities. Proposed building C (Phase 3) measures 7,504 square feet in area and consists of 2 floors with classrooms, a prayer room, library, laundry room, administrative offices, activity room, teacher's workroom, and restroom facilities. Proposed building D (Phase 4) measures 12,031 square feet in area and consists of a multi-purpose room (gymnasium), 2 kitchens, storage rooms, platform (stage), restroom facilities, lobby, and science and art classrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the previous conditions for ADET-25-900661 (UC-22-0557):

Current Planning

- Until November 16, 2025 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the previous conditions for UC-22-0557:

Current Planning

- Design review for final design as a public hearing for all subsequent phases beyond phase 1;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the installation and use of cooling systems that consumptively use water will be prohibited; 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; that this application must commence within 2 years of approval date or it will expire; and that once commenced, the construction of each phase must be diligently carried on until completion or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;

- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works.

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 #0388-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The intent of this extension of time request is to establish a timeline to commence phases 2 through 4. It is the intent of the Yeshiva Day School to expand their campus as enrollment increases. Phase 1 has been completed and is occupied, but it is not currently at capacity yet. Therefore, the future phases are not yet required to support their current enrollment. Based on the following projections, the Yeshiva Day School anticipates the following schedule for Phases 2 through 4: 1) Phase 2 (Open August of 2029); 2) Phase 3 (Open August of 2033); and 3) Phase 4 (Open August of 2038).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0398	Waivers of development standards to eliminate street landscaping; increase fence height; and reduce egress gate setback and a design review for a proposed guard shack in conjunction with an existing school and daycare.	Approved by PC	November 2025
ADET-25-900661 (UC-22-0557)	First extension of time for a use permit for a school and daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by ZA	September 2025
ADR-24-900510 (UC-22-0557)	Administrative design review to revise the original plans and add shade structures to outdoor play areas	Approved by ZA	August 2024
VS-22-0558	Vacation and abandonment of patent easements	Approved by BCC	November 2022
UC-22-0557	Use permit for a school & daycare, and waivers for building height, parking, landscaping, and other various site design standards	Approved by BCC	November 2022
UC-0360-07	Use permit for Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Waivers of development standards for signage for an office complex	Approved by BCC	July 2006
TM-0316-02	Tentative map for 1 lot commercial subdivision	Approved by PC	September 2002

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a Use Permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CP	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Undeveloped
East	Public Use	PF	Grant Sawyer Middle School
West	Neighborhood Commercial	RS20	Undeveloped & 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**

Staff finds the applicant has demonstrated satisfactory progress by commencing the first phase of this development, which includes a school and daycare facility. Drainage (PW23-10212) and traffic (PW23-10092) studies have been approved and a timeframe for the overall completion of the campus has been established by the applicant. Staff has no objection to this request contingent upon the applicant continuing to demonstrate satisfactory progress to the completion of the final buildout and that actual construction is diligently carried on until the completion of the building or structure involved.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 2 years to commence the next Phase of the project or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: REDWOOD TORAH CENTER, LLC

CONTACT: ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400132/UC-22-0557

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 01/13/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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- 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.

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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.

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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101795

ASSESSOR PARCEL #(s): 16326411005

PROPERTY ADDRESS/ CROSS STREETS: 5555 Redwood Street, Las Vegas, Nevada 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting an Extension of Time for Phases II-IV for the previous use permit (UC-22-0057)

PROPERTY OWNER INFORMATION

NAME: Redwood Torah Center LLC

ADDRESS: 55 North Valle Verde Drive

CITY: Henderson

STATE: Nevada

ZIP CODE: 89074

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Yeshiva Day School

ADDRESS: 5555 Redwood Street

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 702-838-8003 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ethos|three ARCHITECTURE

ADDRESS: 8985 South Eastern Avenue, Suite 220

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89123

TELEPHONE: 702-456-1070 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)*

Anthony Bock

Property Owner (Print)

11/6/2025

Date



November 4, 2025

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: UC-22-0057 - Extension of Time

Dear Clark County Planning & Zoning,

We are requesting an Extension of Time for UC-22-0557, Phases 2 through 4. The Notice of Final Action states "... once commenced, the construction of each phase must be diligently carried on until completion ...". Phase 1 was completed, Phases 2 through 4 have not commenced. The intent of this Extension of Time is to establish a timeline for Phases 2 through 4.

It is the intent of Yeshiva Day School to expand their campus as enrollment increases. Phase 1 has been completed and is occupied, but it is not currently at capacity yet. Therefore, the future phases are not yet required to support their current enrollment.

Based on anticipated projections, Yeshiva Day School anticipates the following schedule for Phases 2 through 4:

PHASE 2: Open August of 2029
PHASE 3: Open August of 2033
PHASE 4: Open August of 2038

Sincerely,

John Lopeman, AIA



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ET-25-400132 (UC-22-0557)

Property Owner or Subdivision Name: REDWOOD TORAH CENTER 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 _____ PC _____ BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 1/13/26 Spring Valley TAB; 1/21/26 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☐ Other: _____

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

☒ Refund

☐ 80%

☒ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \$300 C pending w-a) af

Reason for Change: The school and daycare uses associated with UC-22-0557 have commenced; therefore, a refund in the amount of \$300 is requested by the applicant. The remaining portion of the Extension of Time request for the associated Waivers of Development Standards and Design Reviews is still required.

Change initiated by: MND Date: 12/15/25

Change authorized by: NM *Neaman* Date: 12/15/25

Change processed by: TS Date: 12/15/25

Distribution e-mail sent by: TS Date: 12/15/25

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-26-411-005

Town Board(s): Spring Valley

Verified by: _____ Date: _____

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping;
 2) reduce throat depths; 3) waive commercial curb return requirements; and 4) reduce drive aisle width.

DESIGN REVIEW for a proposed school (elementary) and daycare on 0.64 acres in a CP (Commercial Professional) Zone.

Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley.
 JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-805-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where required per Figure 30.64-14.
 b. Eliminate landscaping adjacent to a less intense use where required per Figure 30.64-11.
2. Reduce throat depths for 2 driveways along Desert Inn Road to 13 feet and 17 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 48% and a 32% reduction, respectively).
3. Waive commercial curb return requirements where required per Uniform Standard Drawing 225.
4. Reduce drive aisle width to 22 feet where 24 feet is required per Table 30.60-4 (an 8% reduction).

LAND USE PLAN:

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

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

- Site Address: 6440 W. Desert Inn Road
- Site Acreage: 0.64
- Project Type: School (elementary) and daycare
- Number of Stories: 1
- Building Height (feet): 15 (Building 1)/16 (Building 2)
- Square Feet: 1,040 (Building 1)/1,390 (Building 2)

- Parking Required/Provided: 10/13

History and Site Plan

The site was reclassified from R-E to CRT (now CP) for an office building conversion in June 2013 via ZC-0204-13. In April 2019 the Board of County Commissioners (BCC) approved ZC-19-0223 which reclassified the zoning of a parcel to the north of the subject site, APN 163-11-805-033, from R-E to CRT (now CP). That application included a use permit for a school on the subject site as well as on the parcel to the north along with a design review and requests for waivers. The design review included a new 2 story building on the property to the north. The zoning was approved with no resolution of intent. However, the Notice of Final Action required a 1 year administrative review which did not occur, therefore the project expired. In October 2023 a use permit for a school and daycare was approved on the subject property only (APN 163-11-805-032). It should be noted that a use permit is no longer required for a daycare in the CP zone under the new Title 30.

The plans previously submitted indicated 2 existing buildings on the site as Buildings 1 and 2. The site is accessed from 2 existing driveways on Desert Inn Road. The eastern driveway provides ingress only to the site while the western driveway is for egress only. The eastern driveway has a throat depth of approximately 17 feet, while the western driveway has a throat depth of approximately 13 feet. Existing parking areas with paved surfaces are located along the east side of Building 1 and along the south side of Building 2. To the north of both buildings are 2 shade structures and playground areas. There are existing concrete block walls with pedestrian gates along the north portion of the site and along the east and west property lines. Block walls are also located in front of Building 2, and from the north side of Building 1 to the north property line. An existing pedestrian gate is located between the subject site and the parcel to the west.

Landscaping

The plans depicted the existing landscaping on the site consisting of trees located primarily along the western side of the property and along the south side of Building 2. The plans depicted existing trees and hedges that screen the parking area from Desert Inn Road as well as the area along the frontage of Buildings 1 and 2. There is no landscape buffer along the eastern side of the property or landscaping within the adjoining parking areas. No changes or additional landscaping was proposed with the original request.

Elevations

Photos were provided which depicted Buildings 1 and 2 on the subject property. The buildings are single story and feature colored stucco exteriors, wood trim, and tile roofs. Concrete walls are also shown with painted metal gates. No changes to the exterior elevations were proposed with the original request.

Floor Plans

Floor plans indicated that Building 1 is 1,040 square feet with a 406 square foot classroom, 2 restrooms, a 280 square foot multi-purpose room, and a 161 square foot kitchen. Building 2, which is 1,390 square feet, has 3 classrooms and 2 restrooms. Each classroom is slightly more than 400 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0529:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study update and compliance;
- Coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The previous operator discontinued operations and vacated the premises in July 2025 without commencing tenant improvements or construction. The applicant states they assumed responsibility for the approved use under Bless-Ed Day Academy, a private educational program integrating academics with emotional-intelligence, mental and behavioral health support. The site remains suitable for the approval school use. No conflicting buildout has occurred. The applicant states they passed final inspections from the Fire Department and the Southern Nevada Health District, received a provisional license from the Nevada Department of Education, and is coordinating with Public Works on a school zone flasher per the Notice of Final Action for UC-23-0529. Project construction is queued to commence upon escrow closing and fee payment/permit issuance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0529	Use permit, waivers of development standards, and a design review for a school and daycare	Approved by PC	October 2023
DR-19-0510	Signage at a future school	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0223	Reclassified APN 163-11-805-033 (parcel to the north) from R-E to CRT zoning, with a use permit (included the subject site) and design review for the school, waivers for parking lot landscaping, increased building height, reduced drive aisle width, and reduced height setback ratio - expired	Approved by BCC	April 2019
ZC-0204-13	Reclassified APN 163-11-805-032 from R-E to CRT zoning for an office building conversion	Approved by BCC	June 2013
AC-0707-11	Zoning compliance for a 10-bed community residence - expired	Approved by ZA	July 2011
DR-0414-07 (ET-0066-10)	Second extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	June 2010
ZC-1863-04 (ET-0049-09)	Second extension of time of a zone change to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	April 2009
DR-0414-07 (ET-0050-09)	First extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	April 2009
ZC-1863-04 (ADET-0117-09)	Administrative extension of time to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by ZA	February 2009
DR-0414-07	Office buildings (4 total) - expired	Approved by BCC	August 2007
WS-0796-05	Modified landscaping and design review for an office building	Denied by BCC	September 2005
ZC-1863-04	Reclassified 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	November 2004
ZC-0736-96	Reclassified from R-E to C-P zoning to convert an existing residence to a professional office with future development	Withdrawn by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	CP	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Office & single-family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that since the applicant recently assumed responsibility for the property in July 2025, they obtained approval from the Fire Department and the Southern Nevada Health District. Within this timeframe, the applicant has shown progress towards obtaining the necessary permits and licensing to operate a school and since this is the first extension of time, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until October 3, 2027 to commence or the application will expire unless extended with approval of an extension of time;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BLESS-ED DAY ACADEMY, LLC

**CONTACT: BLESS-ED DAY ACADEMY, 6440 W. DESERT INN ROAD, LAS VEGAS,
NV 89146**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400141

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 01/13/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/03/26 **Time:** 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. **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:

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 10/1/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Authorization to Submit Application

Application and submittal requirements are included for reference

Application Pre-review (APR) record number: APR-25-101841

Application Materials have been deemed ready to submit ☒ without revisions ☐ with minor revisions.

Notes: _____

By: Rich Ruggles, Principal Planner

Date: 12-10-25

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|---|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: <u>ET-25-400141</u> |
| <input type="checkbox"/> Special Use Permit (UC) | | |
| <input type="checkbox"/> Waiver of Development Standards (WS) | <input checked="" type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".



Justification Letter

Justification Letter – Extension of Time

Use Permit UC-23-0529 – Bless-Ed Day Academy

Site: 6440 W Desert Inn Rd, Las Vegas, NV 89146

Dear Current Planning,

I respectfully submit this justification in support of the Extension of Time for UC-23-0529, originally approved on October 3, 2023 for the operation of a private school (Mohave Spring School). The previous operator discontinued operations and vacated the premises in July 2025 without commencing tenant improvements or construction. I have since assumed responsibility for the approved use under Bless-Ed Day Academy, a private educational program integrating academics with emotional-intelligence, mental- and behavioral-health support.

Progress and Diligent Pursuit

- Continuity of approved use: The site remains suitable for the approved school use. No conflicting buildout has occurred.
- Active agency coordination & clearances:
 - Clark County Fire Department: Final inspection passed (letter attached).
 - Southern Nevada Health District: Inspection passed (letter attached).
 - Nevada Department of Education: Provisional License issued and provided contact information for verification; full licensure pending completion of construction for final NDE site visit.
- Public Works coordination: Condition to coordinate school zone pedestrian flasher is underway; I am initiating coordination with Public Works Traffic per the Notice of Final Action.
- Financing & escrow: The property entered due diligence and escrow on October 20, 2025. Project construction is queued to commence upon escrow closing and fee payment/permit issuance.

Request and Basis

Pursuant to Title 30 (Zoning Administrator authority to accept an Extension of Time when expiration occurs during diligent processing), approval of this EOT will allow the existing entitlement to be preserved while we complete required tenant improvements, finalize state licensing, and open safely in full compliance. The prior expiration on October 3, 2025 occurred during active due diligence, escrow, and agency inspections/licensing progress.

Active/Applicable Permits and Approvals

- UC-23-0529 (Use Permit – School) – requesting EOT.
- Clark County Fire Department – **pass/approval attached.**



- Southern Nevada Health District – **pass/approval attached.**
- Nevada Department of Education – **Provisional License attached.**
- Public Works/Traffic – **coordination commencing** for school zone pedestrian flasher.

Ownership/Authority

Bless-Ed Day Academy's corporate documentation and NVSOS printout establishing signatory authority are attached.

I appreciate your continued guidance and am ready to pay all applicable fees and supply any additional documentation needed.

Respectfully submitted,
Lillian Aguirre
Bless-Ed Day Academy

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0424-BALLE, PETER S. & JILL L.:

WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.70 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Monte Cristo Way and north of Coley Avenue within Spring Valley.
JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-303-008

WAIVER OF DEVELOPMENT STANDARDS:

Increase the existing wall height to 8 feet where a 6 foot decorative fence is allowed per Section 30.04.03 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2985 S. Monte Cristo Way
- Site Acreage: 0.70
- Project Type: Increased wall height
- Wall Height (feet): 8

Site Plan & Elevation

The plan depicts an existing single-family residence with access provided via Monte Cristo Way to the east. There is an existing wall along the entire perimeter of the subject parcel.

Along the west property line, the existing wall meets Title 30 standards. Along the north property line, there is an existing block wall with varying heights and has a maximum height of 6 feet, 11 inches. The northeast portion of the northern wall is within the front yard and was raised to 7 feet by the applicant.

The site plan depicts that along the south property line the existing wall with varying heights has a maximum height of 7 feet, 2 inches. Along the southeast portion of the southern wall located within the front yard, the applicant raised the block wall to 7 feet, 1 inch.

The entire wall along the east property line was modified by the applicant. Today, the eastern wall features a 5 foot high beige stucco wall with a 2 foot high horizontal wood fence panels. There are decorative pilasters also featured within this wall, including the access gates. The maximum height to the top of the wall is approximately 7.5 feet.

Landscaping

There is no landscaping proposed or required with this request.

Applicant's Justification

The applicant states that they have raised a portion of their wall along the north property line to 8 feet. The applicant indicates that most of their neighbors have walls that are 7 feet or higher, therefore this request would align with the surrounding area. Furthermore, the applicant's home was burglarized in February of 2020 at the time of the Covid pandemic. The applicant was advised that county departments had been closed and it would take 6 to 8 months to get a building permit. Given the concern for safety, the applicant elected to construct the wall. They hired a contractor to modify and increase the height of the perimeter walls to increase the safety of their residence. A notice of violation was issued by Code Enforcement after the wall was constructed in December of 2021.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	February 2011

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE22-02486) for building walls 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

Waiver of Development Standards

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

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

The applicant states that they were aware that a building permit was required for the wall. However, the applicant was not willing to go through the proper process and decided to construct the walls without permits. Furthermore, the adjacent properties all have decorative fences on the front of their property that are 6 feet in height or less, which is the maximum allowed per Title 30. The applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood or reasoning as to why exceeding the maximum wall height allowed per Title 30 is necessary. This request is due to a self-imposed hardship; 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:

- The building permit for the walls on the side property lines shall not be issued until the non-compliant wall along Monte Cristo Way is removed or modified to comply with Title 30;
- 6 months to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that walls and landscaping shall not encroach into sight-visibility zones.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septica@snhd.org or (702) 759-0660 to obtain written approval for a Tenant

Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETER BALLE

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVENUE, STE 1, LAS VEGAS, NV 89118

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:**USE PERMIT FIRST EXTENSION OF TIME** to re-establish a school.**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) off-site improvements; 4) reduce throat depth; and 5) driveway geometrics.**DESIGN REVIEW** to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential single-family 20) Zone.

Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley Planning Area. AB/ji/kh (For possible action)

RELATED INFORMATION:

APN:

163-01-205-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Red Rock Street (southeast portion) where 15 feet of street landscaping is required behind an existing attached sidewalk per Section 30.64.030.
 - b. Eliminate sidewalk and street landscaping along Red Rock Street (northeast portion) where a detached sidewalk and landscaping is required per Figure 30.64-17.
 - c. Eliminate sidewalk and street landscaping along Doe Avenue where detached sidewalks and street landscaping is required per Figure 30.64-17.
2.
 - a. Reduce the street setback of an existing accessory structure (solar-paneled carport) to zero feet where 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 100% reduction).
 - b. Reduce the street setback of a portion of an existing chain-link fence over 3 feet in height adjacent to Red Rock Street to zero feet where 10 feet is required per Section 30.64-020 (a 100% reduction).
3.
 - a. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Red Rock Street where required per Section 30.52.040.
 - b. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Doe Avenue where required per Section 30.52.040.
4. Reduce the driveway throat depth to zero feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 100% reduction).
5. Allow the existing modified driveway geometrics to remain where driveway geometrics is the standard per Uniform Standard Drawing 222.1.

LAND USE PLAN: SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 600 W. Oakey Boulevard
- Site Acreage: 2 (existing school)/4.2 (overall site)
- Project Type: School redesign
- Number of Stories: 1
- Building Height (feet): 16 (main classroom/office buildings)/14.5 maximum (modular buildings)
- Square Feet: 4,340 (Classroom Building A)/2900 (Classroom Building B)/2,900 (Building C)/1,400 (for each Modular Classroom Buildings 1 through 4)/1,920 (Carport A)/2,880 (Carport B)/6,000 (Carport C)
- Parking Required/Provided: 29/31

History & Request

A school was previously approved in 2003 (UC-0949-03) for the subject property. In 2014, UC-0229-14 was approved for additions to a school and has since expired, UC-18-0911 was approved by the Board of County Commissioners (BCC) to redesign the existing school with waivers of development standards. Due to concerns related to the off-site improvements and commercial driveways for the school, the application was approved with a 1 year review to renew the off-site improvements. AR-20-400016 (UC-18-0911) was an application for review which was heard in June 2020 and was denied by the BCC due to incomplete off-site permits, inspections, and traffic study by the applicant; therefore, UC-18-0911 expired.

With the original application, the applicant requested a new use permit to allow the existing school to remain on the site, and associated waivers of development standards and a design review to re-establish the re-design of the site, which was approved by the Board of County Commissioners on January 17, 2024. The following reflects the original staff report.

Site Plan

The previously approved plan depicts a 4.2 acre parcel where the north half is undeveloped and the school is located on the southern half of the site. The north property line is adjacent to Doe Avenue and 17.4 the east property line is adjacent to Red Rock Street. On-site parking is located along the east and south property lines, and within a covered parking area on the southwest corner of the site. There were 29 parking spaces required where 31 parking spaces were provided.

Northern Portion of the School Site

The previously approved site plan shows an existing covered parking area (with solar panels – Carport A and B) on the northeast corner of the site with an “entrance only” driveway on the northeast corner and leads to an “exit only” driveway immediately to the south. The northern portion of the school site also includes 4 modular classroom buildings, Classroom Building C,

and a hard surface play area with a half basketball court. Modular Classroom Buildings 1 and 2 are oriented east to west and were placed on the north portion of the school site. Modular Classroom Building 3 is oriented north to south and is directly east of the basketball court. Modular Classroom Building 4 is also oriented north to south, but was placed along the west property line, west of Classroom Building C. A trash container is provided on the northeast corner of the site adjacent to the covered parking area; however, the applicant is providing an exterior trash enclosure as required per Code. The previously approved site plan under UC-18-0911 shows all 4 modular classroom buildings were oriented east to west along the northern portion of the school site.

Southern Portion of the School Site

The previously approved site plan depicts another covered parking area with solar panels (Carport C) on the southwest corner of the parcel. Immediately to the east is Classroom Building B. The center of the school site includes the playground area, and the southeast corner of the site includes covered play areas and Classroom Building A. East of Classroom Building A there is another "enter only" driveway which leads vehicles south, then east towards the southwestern driveway which is "exit only".

Landscaping

No new landscaping was proposed on the site with the original application. Aerial photos show that artificial grass was installed throughout the entire playground and northwest corner of the school site. The applicant maintained all existing trees and shrubs that are located within the planter adjacent to the south property line. There are existing trees and shrubs in the middle of the school site adjacent to and within the playground area. There is an existing attached sidewalk along the south property line (Oakey Boulevard), and this landscaping planter is approximately 15 feet wide.

Elevations

The classroom buildings are 1 story high with a tan colored stucco finish exterior, terracotta colored roof tiles, aluminum framed windows, and blue steel doors. The modular buildings are constructed of modular walls with slate grey and blue vertical siding and skirting. The maximum height of the existing modular buildings is 14.5 feet. The carports are constructed of steel trusses and beams to support the solar panels which provide shade for parked vehicles.

Floor Plans

- Classroom Building A has 5 classrooms and 1 office with an overall area of 4,340 square feet.
- Classroom Buildings B has 4 classrooms with an overall area of 2,900 square feet.
- Classroom Building C has 4 classrooms and 1 office with an overall area of 2,900 square feet.

Each Modular Classroom Buildings (1 through 4) has an overall area of 1,440 square feet.

- Modular Classroom Buildings 1 and 2 include 2 classrooms.
- Modular Classroom Building 3 includes 4 classrooms.
- Modular Classroom Building 4 includes 1 classroom and 1 office.

The existing carports are as follows:

- 1,920 square feet (Carport A)
- 2,880 square feet (Carport B)
- 6,000 square feet (Carport C)

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0664:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 1 year administrative review through Public Works;
- All Public Works conditions, except the 1 year administrative review, must be met prior to Parcel Map recordation;
- 30 days to pay Traffic Study mitigation fees associated with PW19-10706;
- Reconstruct commercial pan driveway per Uniform Standard Drawings 222.1 and 224;
- 30 days to submit off-site improvements plan for reconstruction of the commercial pan driveway;
- Drainage study shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant is requesting an extension of time for 1 additional year to allow time for the parcel map to be recorded and conditions to be satisfied. The applicant states that additional time is necessary due to inspections taking longer than expected.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0110	Vacated and abandoned easements	Approved by PC	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0664	Use permit, waivers, and design review to re-establish a school	Approved by BCC	January 2024
AR-20-400016 (UC-18-0911)	First application review for a redesign of an existing school, waivers for landscaping and screening, reduced setbacks, mechanical equipment, trash enclosure, and off-site improvements	Denied by BCC	June 2020
UC-18-0911	Redesigned an existing school, waivers for landscaping and screening, reduced setbacks, mechanical equipment, trash enclosure, and off-site improvements - expired	Approved by BCC	January 2019
UC-0229-14	Expanded an existing school, waivers for landscaping, reduced setbacks, trash enclosure, flat roofing, mechanical equipment screening, off-site improvements, traffic study, drainage study, and design review for a school expansion - expired	Approved by BCC	July 2014
UC-0949-03 (ET-0218-06)	First extension of time to review a major school and waiver for street landscaping - time limit removed	Approved by PC	August 2006
UC-0949-03	Major school and waived portions of street landscape requirements	Approved by PC	July 2003
UC-0071-72	School - expired	Approved by PC	1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	City of Las Vegas	R-E	Place of worship
West	City of Las Vegas	C-2	Palm Mortuary funeral home

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 currently a parcel map (MSM-23-600068) is under review by Public Works, which is pending the off-site to be constructed. Since the applicant has made progress towards commencement of the project, staff can support the request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until January 17, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with the code for the withdrawn waivers.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KENOWOYO INVESTMENT I, LLC

CONTACT: KENOWOYO INVESTMENT I, LLC, 6000 W. OAKLEY BOULEVARD, LAS
VEGAS, NV 89146

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400134

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 01/13/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

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

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

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

~~<https://clarkcountynv.gov/agendas>~~

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 02/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR25-101892

ASSESSOR PARCEL #(s): 163-01-205-002

PROPERTY ADDRESS/ CROSS STREETS: Oakey & Red Rock

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for UC-24-0664.

PROPERTY OWNER INFORMATION

NAME: Kenowoyo Investments LLC

ADDRESS: 6000 W Oakey Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-301-3285 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Kenowoyo Investments LLC

ADDRESS: 6000 W Oakey Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-301-3285 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering: Attn: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 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)*

Yuying Fan
Property Owner (Print)

11/12/2025
Date



TANEY ENGINEERING

6030 SOUTH JONES BLVD

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

Fax: 702-362-5233

November 18, 2025
Job No. KNW-22-001

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Subject: Oakey & Red Rock – ADET Justification Letter
APN: 163-01-205-002
Application: UC-24-0664

To whom it may concern:

The application for the above-mentioned project (UC-24-0664) was approved January 17th, 2024 and is expected to expire January 17th, 2026. We are requesting an administrative extension due to additional time needed to completed the parcel map and zone change and use permit requirements; due to inspections, this process has taken longer than expected and we humbly request an administrative extension of 1 year to allow time for the parcel map to be recorded and conditions satisfied.

We are hopeful that this letter clearly describes the intent behind the application. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,
Nicole Chavarria
Nicole Chavarria
Coordinator