Upper and Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center
4701 N Durango Drive
Las Vegas, NV 89129
October 27, 2026
5:30pm

AGENDA

****Meeting to be held at YMCA 3521 N. Durango Drive, Las Vegas, NV 89129**

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 Dawn vonMendenhall at clarkcountycac@hotmail.com.
    - Supporting material is/will be also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - Supporting material is/will be available on the County's website at https://clarkcountynv.gov/LowerKyleCanyonCAC .

Board/Council Members:	Stephen Hagstette, Jr Candi Skehan Eric Wells Rebecca Krol
Secretary:	Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for October 13, 2026. (For possible action)

IV. Approval of the Agenda for October 27, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

a. Announcements of upcoming county or community meetings and events (for discussion only)

b. Receive briefing report from Clark County Code Enforcement Officer Jason Elff regarding code enforcement violations and regulations (for discussion only)

VI. Planning and Zoning

1. **TA-26-0591: TEXT AMENDMENT** to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **11/03/26 PC**

VII. General Business

1. Applications being accepted to serve on the CAC for the next 2 years. (For discussion only)

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 26, 2027.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations: Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

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

Upper & Lower Kyle Canyon Citizens Advisory Council
October 13, 2026

MINUTES

Board/Council Members:	Jean Sawyer, Vice Chair (excused) Stephen Hagstette, Jr (excused), Candi Skehan, Eric Wells, Rebecca Krol
Secretary:	Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
County Liaison(s):	Michelle Baert, 702-455-5882, michelle.baert@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at approximately 5:35 p.m.

II. Public Comment
None

III. **Approval of May 26, 2026, Minutes**
Moved by: CANDI SKEHAN
Action: Approved subject minutes as submitted
Vote: 3/0 - Unanimous

IV. Approval of the Agenda for October 13, 2026, and Hold, Combine, or Delete any Items (For possible action)
Moved by: CANDI SKEHAN
Action: Approved agenda as submitted
Vote: 3/0 - Unanimous

V. Informational Items
Ms. Baert announced the following upcoming events:

1. The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p.
2. October 23rd Movie in the Park at Mt. Crest Park at 6:30pm

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VI. Planning & Zoning

1. **TA-26-0567-BSR 6276, LLC ET. AL.: TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) **10/20/26 PC**

Action: APPROVED as submitted, subject to staff conditions
Moved by: CANDI SKEHAN
Vote: 3/0 - Unanimous

2. **VS-26-0582-R J L 1994 TRUST & LISIEWSKI RONALD JAMES TRS: VACATE AND ABANDON** easements of interest to Clark County located between Horse Drive (alignment) and Kyle Canyon Road, and Buena Vida Street and Woolbright Way within Upper and Lower Kyle Canyon AB/rr/cv (For possible action) **10/21/26 BCC**

Action: DENIED based on strong opposition from neighbors
Moved by: CANDI SKEHAN
Vote: 3/0 - Unanimous

3. **UC-26-0583-R J L 1994 TRUST & LISIEWSKI RONALD JAMES TRS: USE PERMIT** for a campground. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** increase retaining wall height; **3)** increase maximum parking; **4)** increase fill; **5)** waive off-site improvements; and **6)** reduce throat depth. **DESIGN REVIEW** for a campground with accessory uses on 1.25 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Buena Vida Street within Upper and Lower Kyle Canyon. AB/rr/cv (For possible action) **10/21/26 BCC**

Action: DENIED based on strong opposition from neighbors
Moved by: CANDI SKEHAN
Vote: 3/0 - Unanimous

VII. General Business

1. Finalized budget requests for next fiscal year which include a community center equestrian center
2. Announced applications are being accepted to serve on the CAC for the next 2 years.

VIII . Comments by the General Public

None

IX. Next Meeting Date

The next regular meeting will be October 27, 2026

X. Adjournment

The meeting was adjourned at approximately 6:37 pm.

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11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

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Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

Zoning District	**RS80**	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	S	S	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
   (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification
The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

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

Analysis
Comprehensive Planning
A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions. of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

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

TAB/CAC: Lower Kyle Canyon CAC 5:30 p

Date: Click to enter a date. 10/27/26

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. 11/03/26 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. 12/02/26 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 Gilespie Street, Las Vegas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(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 3/4/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: (702) 727-6258 CELL (702) 245-5075 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
	Kelli Van Dette	09 / 01 / 2026

Doc ID: d5ac903574f0053912442c62284b40471aff3875

REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov
Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Southwest corner of Dean Martin Drive and Raven Avenue ("Property")
Text Amendment ("Applications")
Justification Letter

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (*via email: mdonohue@clarkcountynv.gov*)
Zoning (*via email: zoning@clarkcountynv.gov*)