



## Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 28, 2025

6:00pm

### AGENDA

**Note:**

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

Matthew Tramp-Vice Chair  
Patrick Dierson

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

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

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

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

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

- III. Approval of Minutes for October 14, 2025. (For possible action)
- IV. Approval of the Agenda for October 28, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **WS-25-0398-REDWOOD TORAH CENTER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.  
**DESIGN REVIEW** for a proposed guard shack and proposed access gates 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/dd/cv (For possible action) **11/04/25 PC**
2. **VS-25-0680-PT LAW P, LLC & GL HOLDING, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and Jones Boulevard and Bronco Street within Spring Valley (description on file). JJ/tpd (For possible action) **11/18/25 PC**
3. **VS-25-0704-APOLLO PROPERTY HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and Lindell Road and Decatur Boulevard within Spring Valley (description on file). MN/ji (For possible action) **11/18/25 PC**
4. **WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd (For possible action) **11/18/25 PC**
5. **ZC-25-0715-KHACHIKYAN MESROP:**  
**ZONE CHANGE** to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk/xx (For possible action) **11/19/25 BCC**
6. **VS-25-0717-KHACHIKYAN MESROP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

7. **UC-25-0716-KHACHIKYAN MESROP:**  
**USE PERMIT** for a vehicle paint and body shop.  
**DESIGN REVIEW** for a proposed vehicle paint and body shop on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**
8. **ZC-25-0686-APOLLO PROPERTY HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and west of Tenaya Way within Spring Valley (description on file). MN/gc (For possible action) **11/19/25 BCC**
9. **VS-25-0697-APOLLO PROPERTY HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Pioneer Way and Sunset Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/hw/xx (For possible action) **11/19/25 BCC**
10. **WS-25-0700-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway throat depth in conjunction with a previously approved warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Sunset Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**

VII. General Business

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (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: November 11, 2025.

X. Adjournment.

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



11/04/25 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0398-REDWOOD TORAH CENTER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase fence height; and 3) reduce egress gate setback.

**DESIGN REVIEW** for a proposed guard shack and proposed access gates 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/dd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-26-411-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Redwood Street where street landscaping is required per Section 30.04.01D.7.
2. Increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback per Section 30.04.03B.1 (a 100% increase).
3. Reduce the proposed egress gate setbacks to 4 feet where a minimum of 50 feet is required per Section 30.04.03E (a 92% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5555 Redwood Street
- Site Acreage: 4.08
- Project Type: Access gates and guard shack
- Number of Stories: 1 (proposed guard shack)
- Building Height (feet): 10 (proposed guard shack)/6 (proposed access and egress gates)/6 (existing fence)
- Square Feet: 48 (proposed guard shack)
- Parking Required/Provided: 32/167

**History & Site Plan**

The subject property was reclassified to C-P zoning via ZC-2149-98 by the Board of County Commissioners (BCC) in April 1999 with a use permit for an assisted living facility. A design

review for an office building was subsequently approved with WC-400244-02 (ZC-2149-98) in September 2002 by the BCC. Furthermore, UC-22-0557 was approved in 2022, which allowed the conversion of the existing office building to a private school and daycare. The school was to be developed over a 4 year period and is still currently going through their development phases. Additionally, a fence was constructed without building permits along the north, east, and south perimeter of the school in between October 2023 and February 2024. At the time, it was determined that no building permits or planning approval for the fence were necessary.

The site plan depicts the installation of 2 proposed access gates, 1 proposed egress gate, and a proposed guard shack. The first 2 proposed access gates and the guard shack are depicted in the northwest corner of the site and will be accessible from the driveway along on Diablo Drive (north property line). The westernmost proposed access gate is set back over 100 feet south of the northwestern driveway. The second and northernmost access gate will be set back over 100 feet east of the northwestern driveway. Furthermore, the proposed guard shack will be set back 54.5 feet from the north property line and is located in between both access gates.

The proposed egress gate will be installed at the driveway along Redwood Street (east property line) and is set back 4 feet from the property line where 20 feet is required per code thus necessitating a waiver of development standards. Furthermore, the applicant is proposed to increase the fence height along Redwood Street to 6 feet where 3 feet is the maximum allowed within the front setback of a commercial zoned site per Title 30. The existing school building and its related facilities are centrally located in the parcel. Parking for the site is provided around the perimeter of the school building and its facilities.

#### Landscaping

The site was developed with street landscaping along Diablo Drive, Redwood Street, and Dewey Drive, which is comprised of a 6 foot wide landscaping strip containing a mix of shrubs and large trees spaced a maximum of 20 feet on center.

There are no changes to the previously approved landscaping being proposed with this application, however the aforementioned fence was constructed within the 6 foot wide street landscape strip along the perimeter of the site. While the existing shrubs and trees remain outside of the fence, this technically reduces the landscape area along Redwood Street to less than the required 6 feet of landscaping. For this reason, the waiver of development standards is required.

#### Elevations

Elevations of the proposed pre-manufactured guard shack has an overall height of 10 feet and constructed of vinyl panels painted to match the existing school building. The guard shack also features an entry door on the south facing elevation and a window on the west facing elevation.

#### Applicant's Justification

The applicant states that the installation of the access gates and guard shack is necessary to protect its students. The access gates on the northwest corner of the site will not be open during school hours but will instead be opened only during pick-up and drop-off times. During school hours, these gates will be monitored by a guard stationed in the adjacent guard shack. The

applicant also states that the reduced setback for the access gate on Redwood Street will not cause any stacking within the right-of-way, as it will be used for egress only.

#### Prior Land Use Requests

| Application Number             | Request                                                                                                                                                         | Action          | Date           |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ADET-25-900661<br>(UC-22-0557) | First extension of time for a use permit for a school & daycare, and waivers for building height, parking, landscaping, and other various site design standards | Approved by ZA  | September 2025 |
| ADR-24-900510<br>(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                     | Place of worship - expired                                                                                                                                      | Approved by PC  | May 2007       |
| WS-1334-05                     | Signage for an office complex                                                                                                                                   | Approved by BCC | July 2006      |
| TM-0316-02                     | One lot commercial subdivision                                                                                                                                  | Approved by PC  | September 2002 |
| WC-0244-02<br>(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 residences |

#### STANDARDS FOR APPROVAL:

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The plans show that fence was installed behind the existing street trees and shrubs, however, the fence was installed within the landscape strip and not behind it. Title 30 dictates that the location of the existing fence eliminates the landscape strip along Redwood Street to less than the 6 foot minimum width requirement. Since the landscaping along Redwood Street has been maintained and will remain, and the other landscaping on site is not being affected, staff can support this request.

#### Waiver of Development Standards #2

The existing fence height is 6 feet for the entire perimeter of the site. Title 30 depicts that a maximum 3 foot high fence is allowed within the front setback of a commercial zone property. Staff finds that this request does not negatively impact the school or the surrounding area in a negative manner. Staff finds the existing mature landscaping the existing 6 foot fence creates a sufficient visual and physical barrier which promote safety and security for the school. Staff supports this request.

#### Waiver of Development Standards #3

Staff does not normally support waivers of development standards for gate setbacks, as these setbacks are imposed to avoid any potential safety hazards. In this case however, staff finds that neither of these issues are likely to occur due to the gate being utilized for egress only. Any stacking that occurs with this access gate will be internal and should not affect the right-of-way. For this reason, staff can support this request.

#### Design Review

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

Staff finds that the installation of the proposed access gates and guard shack will not have any negative impacts on the surrounding properties, as this project is only adding minor improvements to the existing site. The guard shack will be painted to match the existing school, and the access gates will connect to the fence that was already installed. For these reasons, staff can support this request.

**Staff Recommendation**  
**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that all subsequent phases beyond phase 1 of UC-22-0557 must commence by November 16, 2025 or the application will expire unless extended with an approval of an extension of time as a public hearing.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** YESHIVA DAY SCHOOL OF LAS VEGAS

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVENUE,  
SUITE 220, LAS VEGAS, NV 89123



11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0680-PT LAW P, LLC & GL HOLDING, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and Jones Boulevard and Bronco Street within Spring Valley (description on file). JJ/tpd (For possible action)

RELATED INFORMATION:

**APN:**

163-11-804-004; 163-11-804-005

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plan indicates a request to vacate and abandon existing patent easements on the subject property. The request is to allow for the development of the subject parcel.

**Prior Land Use Requests**

| Application Number | Request                                                                                                                                                                                                                      | Action          | Date      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|
| WS-24-0257         | Waivers of development standards and a design review for an office complex                                                                                                                                                   | Approved by BCC | July 2024 |
| VS-24-0258         | A vacation and abandonment of portions of right-of-way being Jones Boulevard located between Palmyra Avenue and Darby Avenue, a portion of right-of-way being Darby Avenue located between Bronco Street and Jones Boulevard | Approved by BCC | July 2024 |
| DR-1580-97         | Design review for a residential office conversion                                                                                                                                                                            | Approved by BCC | June 1997 |
| ZC-0816-97         | Zone change to reclassify 0.79 acres from R-E to C-P to convert existing residence into an office building                                                                                                                   | Approved by BCC | June 1997 |

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use       |
|--------------|---------------------------|---------------------------|-------------------------|
| North        | Neighborhood Commercial   | CP                        | Office                  |
| South & West | Ranch Estate Neighborhood | RS20 (NPO-RNP)            | Single-family residence |
| East         | Public Use                | RS20                      | School                  |

**Analysis**  
**Public Works**

Pending

**STANDARDS FOR APPROVAL:**

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

**Staff Recommendation**

Pending...

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.

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** ACG DESIGN

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

*Public Works Revision*

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
VS-25-0680/P T LAW P L L C & G L HOLDING L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:  
Approval.

Applied by: Cassandra Vazquez  
Date entered: 10/15/2025

**Preliminary Conditions**

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

Applied by: Cassandra Vazquez  
Date entered: 10/7/2025

**APN(s):**  
163-11-804-004 through 163-11-804-005





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): VS-25-0680

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

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  
Windmill Library  
7060 W. Windmill Lane, 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 Greta Lane, Indian Springs

## **LAUGHLIN**

Tammy Harris/Joy Marchant, 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**

Dawn VonMendenhall, Secretary  
(702) 289-0196  
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/Joy Marchant, 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**

Samantha Crunkilton, Secretary  
(702) 854-0878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## **WINCHESTER**

Valerie Leiva, Secretary  
(702) 468-9839  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

## Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101017

ASSESSOR PARCEL #(s): 163-11-804-004 & 005

PROPERTY ADDRESS/ CROSS STREETS: Jones & Darby - 3171 & 3191 SOUTH JONES BLVD. LAS VEGAS, NV 89148

## DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting a Patent Easement Vacation along Jones & Darby

## PROPERTY OWNER INFORMATION

NAME: PT LAW, PLLC AND GL HOLDING LLC

ADDRESS: 5937 Gordon Creek Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-416-7198

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-448-8737

CELL 702-445-1114

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Bethany Hyland -ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-448-8737

CELL 702-445-1114

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)\*

Pengxiang Tian

Property Owner (Print)

07/10/2025

Date



August 26, 2025

Clark County Zoning & Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Jones & Darby  
APR-25-101017

**Justification Letter**

To whom it may concern,

We are requesting a Vacation of a Patent Easement along the property at Jones & Darby to accommodate the detached sidewalks.

The Patent Easement runs along the West and South sides of the property line and encumbers the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Skorpinski', is written over a horizontal line.

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



11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0704-APOLLO PROPERTY HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and Lindell Road and Decatur Boulevard within Spring Valley (description on file). MN/ji (For possible action)

RELATED INFORMATION:

**APN:**

163-36-801-015

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of 33 foot wide patent easements within the subject parcel. The vacation is being proposed for the full development of the site.

**Prior Land Use Requests**

| Application Number | Request                                            | Action          | Date          |
|--------------------|----------------------------------------------------|-----------------|---------------|
| ZC-22-0648         | Zone changed from residential R-E to commercial C2 | Approved by BCC | February 2023 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use             |
|-------|---------------------------|---------------------------|-------------------------------|
| North | Corridor Mixed-Use        | CG (AE-65)                | Shopping center & gas station |
| South | Business Employment       | CG (AE-65)                | Restaurant                    |
| East  | Business Employment       | RS20 (AE-65)              | Undeveloped                   |
| West  | Business Employment       | IL (AE-65)                | Freight terminal              |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works**

Pending...

**Staff Recommendation**

Pending...

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.

**Building Department - Addressing**

- No comment.

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** APOLLO PROPERTY HOLDINGS, LLC

**CONTACT:** NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115

Public Works Review

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

VS-25-0704/APOLLO PROPERTY HOLDINGS L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

**Preliminary Conditions**

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

Applied by: Cassandra Vazquez

Date entered: 10/7/2025

**APN(s):**

163-36-801-015





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): VS-25-0704

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 10/28/25

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. \_\_\_\_\_ 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. 11/19/25 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.
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- 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**
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## 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.

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **INDIAN SPRINGS**

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Indian Springs Civic Center  
715 Greta Lane, Indian Springs

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Regional Government Center  
101 Civic Way, Laughlin

### **LONE MOUNTAIN**

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4701 N. Durango Dr., Las Vegas

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8275 Spring Mtn. Road, Las Vegas

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101076

ASSESSOR PARCEL #(s): 163-36-801-015

PROPERTY ADDRESS/ CROSS STREETS: Decatur and Sunset

## DETAILED SUMMARY PROJECT DESCRIPTION

We would like to vacate the 33' Patent Easement (No. 1185530) located on APN 163-36-801-015, in order to develop the lot without the burden of the 33' easement surrounding the lot.

## PROPERTY OWNER INFORMATION

NAME: Apollo Property Holdings LLC.

ADDRESS: 2675 S Jones Blvd, Suite 209

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: \_\_\_\_\_ CELL 702-326-5572

## APPLICANT INFORMATION (information must match online application)

NAME: Apollo Property Holdings LLC.

ADDRESS: 2675 S Jones Blvd

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

STATE: NV

ZIP CODE: 89146

TELEPHONE: \_\_\_\_\_ CELL 702-326-5572 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Nelson Surveying LLC.

ADDRESS: PO Box 365109

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89036

TELEPHONE: 702-595-9418 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.

[Signature]  
Property Owner (Signature)\*

Pete Georgis  
Property Owner (Print)

7/13/2025  
Date

11 July 2025

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

**Justification Letter**

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1185530, that is located on APN: 163-36-801-015. Vacating this easement would allow the property owner to utilize the area that the easement is located on for future construction plans. They are not able to utilize that 33' area along the South and West of their property due to the patent still being there.

4

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd (For possible action)

RELATED INFORMATION:

**APN:**

163-23-210-100

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the wall height along the south property line to 9 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 50% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4381 De Forest Street
- Site Acreage: 0.16
- Project Type: Increase wall height
- Wall Height (feet): 8 (existing)/9 (proposed)

**Site Plan & Request**

The plan depicts an existing single-family residence with access provided via De Forest Street to the east. There is an existing 6 feet tall wall along the south property line. The property owner has constructed a secondary wall that is separated by 6 inches from the primary wall. The secondary wall spans the entire length of the property (east to west) along the south property line and is the subject of the waiver request for increased height

**Landscaping**

There is no landscaping proposed with this request.

### Elevations

The plan and associated pictures depict an existing secondary fence that is 8 feet in height except for the first 15 feet of the secondary wall from the front property line (east), which is 3 feet in height. The secondary wall is decorated with artificial shrubbery and lattice fencing on the interior side of the subject parcel. The applicant is requesting to further increase the height of the 8 feet tall portion of the wall to 9 feet.

### Applicant's Justification

The applicant states they are requesting a waiver of development standards to increase wall height for safety concerns. The property owner has experienced several instances of civil disruption by their adjacent neighbor to the south. In an effort to eliminate these disruptions and preserve peace, the property owner has installed an 8 foot tall secondary wall. Furthermore, the property owner would like to increase this secondary wall height to 9 feet.

### Surrounding Land Use

|                      | Planned Land Use Category  |          | Zoning District (Overlay) | Existing Land Use         |
|----------------------|----------------------------|----------|---------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood | Suburban | RS5.2                     | Single-family residential |
| West                 | Mid-Intensity Neighborhood | Suburban | RM18                      | Single-family residential |

### Clark County Public Response Office (CCPRO)

There is an active violation (CE25-07992) for constructing a wall without the necessary 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 increased height of the wall may have adverse impacts on the adjacent properties. The proposed wall may significantly alter the appearance of the neighborhood. Staff understand that increasing the wall height to 9 feet may provide more privacy and security, however, it may negatively impact the residential character of the neighborhood. Staff finds the request violates Policy 1.3.4 of the Master Plan. This policy seeks to discourage "walling off" neighborhoods in areas that are not constrained by adjacent uses or excessive noise. The subject wall for this

request is along the south property line, adjacent to an existing single-family residence. Staff typically does not support wall height increase requests when no mitigation has been provided; therefore, staff recommends denial.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JENNIFER ZANNI**

**CONTACT: JENNIFER ZANNI, LAS VEGAS, 4371 DE FOREST ST, LAS VEGAS, NV 89103**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): WS-25-0693

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

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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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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### **BUNKERVILLE**

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Bunkerville TAB Room  
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Carmen Hayes  
(702) 371-7991  
Windmill Library  
7060 W. Windmill Lane, Las Vegas

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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **INDIAN SPRINGS**

Jami Reid  
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Indian Springs Civic Center  
715 Greta Lane, Indian Springs

### **LAUGHLIN**

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

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

### **LOWER KYLE CANYON**

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Moapa Valley Community Center  
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Mountain Springs Fire Station  
State Route 160, Mountain Springs

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Mt. Charleston Library  
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### **PARADISE**

Maureen Helm, Secretary  
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14 Cottonwood Dr., Blue Diamond

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Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

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

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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**

Samantha Crunkilton, Secretary  
(702) 854-0878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

### **WINCHESTER**

Valerie Leiva, Secretary  
(702) 468-9839  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

### Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #

ASSESSOR PARCEL #(s): 7603-23-210-100

PROPERTY ADDRESS/ CROSS STREETS: 4381 DeForest st LV, NV 89103 Rainbow/Spring Valley

## DETAILED SUMMARY PROJECT DESCRIPTION

## PROPERTY OWNER INFORMATION

NAME: Thelma K Zanni  
ADDRESS: 4381 DeForest st LV, NV  
CITY: Las Vegas STATE: NV ZIP CODE: 89103  
TELEPHONE: 702-680-1804 CELL 702-630-4119  
702-873-1804

## APPLICANT INFORMATION (information must match online application)

NAME: Jennifer Zanni  
ADDRESS: 4371 DeForest  
CITY: Las Vegas STATE: NV ZIP CODE: 89103  
TELEPHONE: \_\_\_\_\_ CELL 702-630-4119 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Thelma K Zanni  
Property Owner (Signature)\*

Thelma K Zanni  
Property Owner (Print)

9-1-2025  
Date

## **Urgent Request for Privacy Wall Height Extension**

Dear Planning Department,

I am writing with urgency to respectfully request approval for a waiver of development standards per section 30.0403. Currently, we have a privacy wall that is set 5 inches off our 6-foot common wall, which we were previously informed is permissible. This configuration brings our total barrier height to approximately 8 feet. This request is not made lightly—it is driven by years of escalating harassment, targeted surveillance, and an ongoing pattern of intimidation by our next-door neighbors. We believe this extension is now essential to safeguard our privacy, our safety, and our mental well-being.

For over five years, our family has endured persistent and deeply distressing behavior from the occupants of the adjacent property. Despite our repeated and sincere efforts to resolve the situation peacefully, the hostile conduct has only intensified. The neighbors have installed surveillance cameras that are deliberately pointed into our private backyard and through our windows, making it impossible to feel safe or unobserved in our own home. We are under constant watch, which has caused significant emotional harm and chronic anxiety.

In addition to the invasive surveillance, the neighbors have taken actions that feel calculated to provoke and monitor us. They placed bird feeders inches from the shared property line—right where they can maintain visual access to our yard under the guise of feeding the birds. These feeders have resulted in excessive droppings and debris in our yard, further degrading our quality of life.

Beyond this, the neighbors have repeatedly complained about minor and legally compliant landscaping on our side of the property, making baseless accusations about plant encroachment and even referencing concerns over “airspace.” While we have gone out of our way to cooperate and maintain respectful boundaries, these complaints have continued as yet another tactic of control and disruption.

Most concerning of all, the neighbors have involved outside agencies—including law enforcement, city code, and animal control—on multiple occasions without justification. These reports appear to be part of a pattern of harassment and have caused us great emotional distress. We live in fear of the next confrontation, the next false report, the next escalation.

This is no longer a situation where a simple neighborly disagreement exists—it has become a prolonged campaign of harassment and surveillance that has worn us down emotionally,

mentally, and physically. At this point, we need a clear, physical boundary to protect ourselves and our home.

We are therefore requesting permission to extend our existing wall by 3 feet using wood posts and lattice, creating a 9-foot barrier along the rear and side property lines, and extending to the front side area as well. This extension will serve a critical function: blocking visual access and reducing the likelihood of further stalking, aggression, or unwanted interaction. It is our hope that this wall will de-escalate tensions and allow both households the space and privacy needed to avoid continued conflict.

We fully respect the City's role and the permitting process, and we are committed to complying with all local ordinances. However, we ask you to please take into account the very real and ongoing harm we are experiencing, and to view this request not as an aesthetic preference, but as a necessary measure to restore peace, safety, and dignity to our home.

We are available to provide further documentation, photographic evidence, or attend any required hearings to answer questions and support this request.

Thank you deeply for your time, consideration, and understanding.

Sincerely,

Jennifer Zanni



5

11/19/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0715-KHACHIKYAN MESROP:**

**ZONE CHANGE** to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk/xx (For possible action)

**RELATED INFORMATION:**

**APN:**

163-35-501-040

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5985 Jones Boulevard
- Site Acreage: 2.12
- Existing Land Uses: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use request for a vehicle paint and body repair shop on this site. According to the applicant, the request is situated in an area where adjacent land uses, and nearby zoning classifications support the change. The planned land use category for this site is Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, the site is located on Jones Boulevard which is an arterial road and suitable for commercial development.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>           | <b>Zoning District</b> | <b>Existing Land Use</b> |
|--------------|--------------------------------------------|------------------------|--------------------------|
| North & East | Neighborhood Commercial                    | RS20 (AE-60)           | Undeveloped              |
| South        | Public Use                                 | RS20 (AE-60)           | Undeveloped              |
| West         | Ranch Estates Neighborhood (up to 2 du/ac) | RS20 (AE-60)           | Single family residence  |

**Related Applications**

| Application Number | Request                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------|
| UC-25-0716         | Use Permit and a design review for a paint and body shop is a companion item on this agenda |
| VS-25-0717         | A vacation and abandonment of patent easements is a companion item on this agenda           |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is appropriate with the surrounding area based on the air environs from the Department of Aviation further to the east. In addition, other CG zoned properties also exist along the Jones Boulevard corridor. Jones Boulevard is a 100 foot wide arterial street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

**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:**

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VIGEN KHACHIKYAN

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0715, UC/DR-25-0716, & VS-25-0717

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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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**

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- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **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  
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375 W. San Pedro Avenue, Goodsprings

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

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(702) 298-0828  
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101 Civic Way, Laughlin

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

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Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

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(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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100748

ASSESSOR PARCEL #(s): 163-35-501-040

PROPERTY ADDRESS/ CROSS STREETS: NWC Jones Boulevard Oquendo Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change to CG in area with NC overlay • VACATION OF PATENT  
EASEMENTS, DESIGN REVIEW AND USE PERMITS  
FOR VEHICLE PAINT AND AUTOBODY

LCD  
Sept.

## PROPERTY OWNER INFORMATION

NAME: Mesrop Khachikyan

ADDRESS: 2741 East Tropicana

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: see representative

CELL

## APPLICANT INFORMATION (Information must match online application)

NAME: The Collision Center c/o Vigen Khachikyan

ADDRESS: 2741 East Tropicana Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: (702) 472-7777

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Brown, Brown and Premisrut

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: (702) 598-1408

CELL

ACCELA REFERENCE CONTACT ID # 170880

\*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)\*

Mesrop Khachikyan

Property Owner (Print)

Date

07/08/2025

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

July 15, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

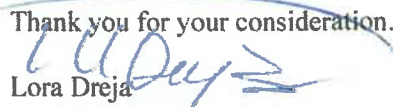
**RE: Conforming zone change from R-E (RS-20) to GC Parcel 162-35-501-040**

Dear Mr. Detommaso:

Our client, owns the above-mentioned parcel located at the intersection Quail Road at Oquendo Road.

With the recent land use update, this site is categorized as Neighborhood Commercial. We request consideration for a conforming zone change to General Commercial. General Commercial is a common zone along major arterials. This site is approximately 300 feet from like-zoning and separated only by a Clark County Aviation owned property that maintains the R-E holding zone. Non-aviation owned properties along the Jones corridor are transitioning to industrial and commercial zonings along the west side of the arterial while the east side is developing as C-P zoned uses adjacent to an established RNP. This request is consistent with development patterns of major arterials throughout the valley as well as this segment of Jones between the 215 and Russel Road.

Thank you for your consideration.

  
Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

6

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0717-KHACHIKYAN MESROP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/xx (For possible action)

RELATED INFORMATION:

**APN:**

163-35-501-040

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon patent easements on the subject parcel that are no longer necessary for the development of the site.

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use         |
|--------------|---------------------------|---------------------------|---------------------------|
| North & East | Neighborhood Commercial   | RS20 (AE-60)              | Undeveloped               |
| South        | Public Use                | RS20 (AE-60)              | Undeveloped               |
| West         | Ranch Estate Neighborhood | RS20 (AE-60)              | Single-family residential |

**Related Applications**

| Application Number | Request                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------|
| ZC-25-0715         | A zone change from RS20 to CG is a companion item on this agenda.                                             |
| UC-25-0716         | A use permit and design review for a proposed vehicle paint and body shop is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Public Works**  
Pending

**Staff Recommendation**  
Pending...

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.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** VIGEN KHACHIKYAN  
**CONTACT:** LORA DREJA, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

*Public Works revision*

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
**VS-25-0717/KHACHIKYAN MESROP**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:  
Approval.

Applied by: Cassandra Vazquez  
Date entered: 10/16/2025

**Preliminary Conditions**

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and associated spandrel;
- 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. /cv

Applied by: Cassandra Vazquez  
Date entered: 10/13/2025

**APN(s):**  
163-35-501-040





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6

APPLICATION NUMBER(s): ZC-25-0715, UC/DR-25-0716, & VS-25-0717

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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### **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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100748

ASSESSOR PARCEL #(s): 163-35-501-040

PROPERTY ADDRESS/ CROSS STREETS: NWC Jones Boulevard Oquendo Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change to CG in area with NC overlay • **VACATION OF PATENT EASEMENTS, DESIGN REVIEW AND USE PERMITS FOR VEHICLE PAINT AND AUTOBODY**

*CCD  
Sept.*

## PROPERTY OWNER INFORMATION

NAME: Mesrop Khachikyan

ADDRESS: 2741 East Tropicana

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: see representative CELL: \_\_\_\_\_

## APPLICANT INFORMATION (Information must match online application)

NAME: The Collision Center c/o Vigen Khachikyan

ADDRESS: 2741 East Tropicana Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: (702) 472-7777

CELL: \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Brown, Brown and Premisrut

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

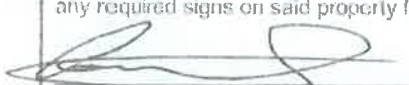
TELEPHONE: (702) 598-1408

CELL: \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # 170880

\* 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)\*

Mesrop Khachikyan  
Property Owner (Print)

07/08/2025  
Date

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

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

September 12, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Vacation of Patent Easements. 163-35-501-040**

To whom it may concern:

This office represents the property owner and applicant of a Vehicle Paint and Autobody Use Permit and Design Review filed concurrently herewith. The proposed design provides detached sidewalks consistent with Clark County Title 30 standards. The subject parcel has frontage on South Jones Boulevard and Oquendo Road. The Jones Boulevard property line is currently 50 feet west of the centerline and, per the advisement of Clark County Public Works, will not need to be relocated to accommodate detached sidewalks. Currently, the parcel extends to the centerline of the Oquendo alignment and is exempt from this request.

**Patent Easements-** Areas remaining from Patent No. 1187818, as described in the attached surveys are no longer needed for access and are requested to be vacated to facilitate development of the site.

Please refer to the companion submittal detailing vehicle paint and body show intended for this site.

Regards,

  
Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut  
(702) 598-1408 direct

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0716-KHACHIKYAN MESROP:**

**USE PERMIT** for a vehicle paint and body shop.

**DESIGN REVIEW** for a proposed vehicle paint and body shop on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/xx (For possible action)

---

RELATED INFORMATION:

**APN:**

163-35-501-040

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5985 Jones Boulevard
- Site Acreage: 2.12
- Project Type: Vehicle paint and body shop
- Number of Stories: 2 (proposed vehicle paint and body shop)/1 (proposed accessory storage building)
- Building Height (feet): 35 (proposed vehicle paint and body shop)/25 (proposed accessory storage building)
- Square Feet: 22,000 (proposed vehicle paint and body shop)/5,000 (proposed accessory storage building)
- Parking Required/Provided: 52/52
- Sustainability Required/Provided: 7/7.5

**Site Plan**

The site plan depicts a proposed vehicle paint and body shop located on the east half of the subject parcel. Access to the site is provided from Jones Boulevard via a single 39 foot wide driveway located on the northeast corner of the property. The proposed vehicle paint and body shop is set back 25 feet from the east property line (Jones Boulevard) and 25 feet from the south property line (Oquendo Road). Parking is located along the northern portion of the site, the south property line, and east of the proposed accessory storage building. The main entrance to the vehicle paint and body shop is on the north side of the building. Per Title 30, a use permit is required for a vehicle paint and body shop in the CG (Commercial General) zone. A use permit

is also required for vehicle paint and body shop within 200 feet of areas subject to residential adjacency, and in this case the closest area subject to residential adjacency is the property located 153 feet directly to the west.

The plans also depict a proposed accessory storage building located in the southwest corner of the site. The accessory storage building is set back 20 feet from the west property line, 41 feet from the southern property line (Oquendo Road), and 88.5 feet west of the proposed vehicle paint and body shop.

An 8 foot high decorative CMU screen wall is also proposed along the north, west, and south property lines. There is also an 8 foot high CMU wall with a pivot gate that is oriented east to west and secures the area between the buildings. The first loading zone and trash enclosure are both centrally located on the site adjacent to the pivot gate. The second loading zone is located immediately to the southeast of the accessory storage building.

#### Landscaping

Detached sidewalks and street landscaping will be provided along Jones Boulevard and Oquendo Road. The street landscaping consists of large trees, shrubs, and groundcover. The west property line will feature the required buffering and screening per Section 30.04.02C which includes a 15 foot wide landscape strip, an 8 foot high decorative wall, and a double-row of evergreen trees spaced 20 feet on center. The north property line also features a 10 foot wide landscape strip containing large trees, shrubs, and groundcover. Lastly, the required amount of landscape finger islands and landscaping are provided throughout the parking area.

#### Elevations

The elevations for the proposed vehicle paint and body shop building depict a maximum height of 37 feet with a variable roofline. Each of the four building faces will be constructed of tilt-up concrete panels featuring decorative metal panels, window and door awnings, and storefront glass. There are also roll-up doors on the west facing elevation of the vehicle paint and body shop building that face west toward the accessory storage building.

The elevations for the proposed accessory storage includes split-face CMU block with a maximum height of 25 feet. Each of the four building faces will feature the same decorative elements as the vehicle paint and body shop building. There are roll-up doors on this building as well, however these are located on the east face of the building and face the vehicle paint and body shop building to the east.

#### Floor Plans

The floor plan for the first floor of the vehicle paint and body shop depicts multiple parking areas for vehicles awaiting service, along with 6 vehicle lift areas, 2 paint booths, office spaces, restrooms and 2 break rooms. There are also 2 roll-up doors located on the west facing elevation of the building. The second floor plan for the vehicle paint and body shop depicts additional office spaces and restrooms. The proposed vehicle paint and body shop building has an overall area of 22,000 square feet.

The floor plan for the accessory storage building does not depict any interior rooms or structures, although there are 2 roll-up doors located on the east face of the building. The proposed accessory storage building has an overall area of 5,000 square feet.

#### Applicant's Justification

The applicant currently operates an existing vehicle paint and body shop and wants to use this site as their new permanent location. Additionally, the applicant states that the proposed vehicle paint and body shop will be a lower intensity use than other uses that would be allowed within Neighborhood Commercial planned land use areas. The hours of operation will be limited and will be a more compatible use. Additionally, only 2 roll-up doors are present on the main building where vehicle paint and body shops usually have 5 or more. The applicant also notes that workers will service the vehicles within the interior of the building. The proposed site design complies with code by providing detached sidewalks, street and parking lot landscaping, and four-sided architecture. Finally, the applicant states that even though they are less than the required 200 feet from a residential use, they are buffered by the required landscaping and an accessory storage building.

#### **Surrounding Land Use**

|              | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|--------------|-------------------------------------------|----------------------------------|---------------------------|
| North & East | Neighborhood Commercial                   | RS20 (AE-60)                     | Undeveloped               |
| South        | Public Use                                | RS20 (AE-60)                     | Undeveloped               |
| West         | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60)                     | Single-family residential |

#### **Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                     |
|---------------------------|------------------------------------------------------------------------------------|
| ZC-25-0715                | A zone change from RS20 to CG is a companion item on this agenda.                  |
| VS-25-0717                | A vacation and abandonment of patent easements is a companion item on this agenda. |

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

##### **Use Permit**

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

Staff finds that the properties to the north and south are currently undeveloped, and neither property is master planned for residential uses. Additionally, the existing residential property to the west is physically buffered from any potential disturbances by the installation of the required buffering and screening set forth in Title 30, in addition to the accessory building that was purposefully placed between the vehicle paint and body shop and the residence to the west. Staff also notes that with the master plan designation of Neighborhood Commercial, the site could be used for a more intense use with the approval of a conforming zone change to CG, such as a shopping center or restaurant with a drive-thru. Additionally, all of the business activity is to be conducted indoors, and the building was designed to be as far east as possible. Staff finds that this use should be minimally impactful to the surrounding properties, and for these reasons staff can support this request.

#### Design Review

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

Staff finds that each of the proposed buildings feature multiple decorative elements on each elevation and that the parking area and site proposed more landscaping than is required by Title 30. Furthermore, there are also no roll-up doors facing any residential districts that are not buffered by a building. Finally, staff notes that no waivers of development standards were required for this application, reflecting the site's compliance with the design standards set forth in Title 30. The site features all of the street, parking lot, and buffer landscaping required per code, as well as detached sidewalks and four-sided architecture. For these reasons, staff can support this request.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### **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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **Fire Prevention Bureau**

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

#### ***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VIGEN KHACHIKYAN

**CONTACT:** LORA DREJA, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

public works revision

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
**UC-25-0716/KHACHIKYAN MESROP**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Preliminary Conditions**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and associated spandrel;
- 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. /cv

Applied by: Cassandra Vazquez  
Date entered: 10/16/2025

APN(s):  
163-35-501-040





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0715, UC/DR-25-0716, & VS-25-0717

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Giles 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  
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Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

### **SANDY VALLEY**

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(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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100748

ASSESSOR PARCEL #(s): 183-35-001-040

PROPERTY ADDRESS/ CROSS STREETS: NWC Jones Boulevard Oquendo Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change to CG in area with NC overlay • VACATION OF PATENT  
EASEMENTS, DESIGN REVIEW AND USE PERMITS  
FOR VEHICLE PAINT AND AUTOBODY

CCO  
Sept.

## PROPERTY OWNER INFORMATION

NAME: Mesrop Khachikyan

ADDRESS: 2741 East Tropicana

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: see representative

CELL

## APPLICANT INFORMATION (Information must match online application)

NAME: The Collision Center co Vigen Khachikyan

ADDRESS: 2741 East Tropicana Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: (702) 472-7777

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Brown, Brown and Premisrut

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: (702) 598-1408

CELL

ACCELA REFERENCE CONTACT ID # 170880

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

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

Property Owner (Signature)\*

Mesrop Khachikyan

Property Owner (Print)

Date

07/08/2025

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

Sept 20, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Design Review with Use Permit for Vehicle Paint and Auto Body. Parcels 163-35-501-040**

Dear Mr. Detomasso:

Our client, owns the above-mentioned parcel located at the intersection of Oquendo Road at Jones Blvd. This segment of Jones Boulevard between the Post alignment and Russell Road remains largely undeveloped. This is due to Clark County Aviation owning most parcels both along the Jones alignment and between the Jones and Rainbow Boulevard arterial. Between the CC Aviation owned parcels there are a smattering of large lot, non NPO, residential. Currently privately owned parcels along this segment of Jones Boulevard are masterplanned Neighborhood Commercial while most CC Aviation land is masterplanned Public Use.

This request is filed concurrently with a rezone to General Commercial.

**Special Use Permit for Vehicle Paint and Autobody:** The applicant currently operates a vehicle paint and auto body shop. Their current facility was originally designed for a franchised auto repair use and is not ideal for an independently owned business. For this reason, the applicant is designing a facility to better suit their operation. There are two notable design features that make this proposed building different from a typical vehicle auto body facility. First, the proposed building has only two roll-up doors whereas typical facilities have more than five roll up doors. The doors are used for ingress and egress only. This allows workers to be fully within the interior of the building as compared to traditional facilities that compromise conditioned air space by working on vehicles beside an open door. A benefit of containing the workspace is that it is insulated to ensure noise and activity do not negatively impact neighboring properties. The second difference is that the building is deeper than typical facilities. The proposed footprint is more than 100 feet deep. This is almost twice as deep as other auto-oriented buildings. The additional depth allows cars to be kept secure on site which eliminates risk of damage or theft to the cars under the business' care. Parking the cars indoors also facilitates a tidy appearance on the property. The third distinct feature is that the building has a mezzanine to provide a variety of offices and spaces for employees and patrons.

This use has less public visitation than other uses allowed in Neighborhood Commercial zones. It therefore expects less internal circulation that can be managed with one point of ingress/egress on a major arterial. The use allows for a block wall along the Oquendo Road frontage eliminating disruption on narrower streets currently accessing residential properties. When presented in combination with this form-based site and sensitive building design along with limited hours, it is likely that this use will be more compatible with surrounding areas than by-right uses such as multi-story office, restaurant and retail which are subject to zero setbacks, and generate evening light and activity as well as potential traffic on Oquendo Road.

**Special Use Permit for Vehicle Paint and Autobody Use within 200 feet of an area subject to Residential Adjacency:** The western face of the building measures 157 feet from a shared property line. The footprint of the building is adjacent to Jones Blvd. This creates a more interesting visual corridor along Jones Boulevard than many uses that would typically be set back. The placement also yields more privacy to the neighboring property whereas commercial and office uses are more likely to be placed closer to the center of the site causing the building to overlook abutting properties. The face of the building is set 157 feet from the rear property line where the commercial setbacks can be zero.

The survey indicates that the site is approximately 275 feet wide. 30.03.06 14.ii.(a) reads *Paint/body major repair work shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency.* However, the definition of Vehicle Paint and Autobody further distinguishes between major and minor repair. Title 30 defines major repair work as *Vehicle paint/body major repair work includes collision repair services including body, frame, or fender straightening or repair, and painting of vehicles in an appropriate paint booth.* While the face of the building is within 200 feet of the western property line, floorplans indicate that paint booths and aluminum booths and major repair lifts meet this separation. Minor work such as estimations, photographs and small dents can be accommodated in the area reserved for overnight parking. Floor plans demonstrate that the booths enclosing work considered “major” such as painting and aluminum, are placed more than 200 feet from the property line. Therefore, the proposed layout exceeds the distance separation and meets the intent of the code guideline in that the major auto work is sufficiently separated from the home by an insulated wall, intervening building, interior parking area and two rows of large evergreen trees.

**Design Review -** The site plan and elevations comply with code provisions for detached sidewalks, EV requirements, trash enclosure location and design, setbacks and lot coverage, entryway articulation, varying rooflines, alternating facades, sustainability, area of water features, architecturally interesting eight-foot block walls etc. The proposed height is 35 feet at the highest point and 29’2” typical which is lower than Commercial limits of 50 feet. The western landscape area meets and exceeds code requirements. Driveways are limited to major arterials, and placed where the approach distance is maximized at 265 feet.

**Landscaping:** There are no existing nor significant trees. The layout exceeds required landscape width on all property lines. Specifically, the north property line provides 10 feet of landscaping beside a parking row where eight are needed. The west property line has a 20 foot intense landscape buffer where 15 feet are needed, Street landscaping along Oquendo has 15 feet from back of sidewalk to the building and block wall where five are required by code. Perimeter parking rows use 30.40.01 8. (b) to use eight feet of perimeter landscaping and a landscaping finger every 12 spaces while interior parking rows have a shade tree for every six spaces.

**Parking:** The site yields more parking than is needed for the operation. This is due to Title 30 using a multiplier that is based on square footage versus the number of service bays. Because the design intends to store cars within the building, this area is further factored into required parking. None-the-less, the site accommodates the requirement of one space per 500 square feet of building. It is expected that the majority of the area outside the building will remain un-parked thereby allowing tow trucks to maneuver without the need to use the reverse gear. Note also that tow trucks will drive through the building.

**Design review for entrances not facing the street frontage:** As previously mentioned the footprint of the building is placed along the front setback. This is consistent with all newly approved and constructed buildings along Jones Boulevard. This presents a scenario where the entrance is midway between the patron parking area and the sidewalks. This business entrance is therefore both near and clearly visible from the street frontage. To mitigate this off-center entrance, the elevations apply fenestration, and architectural embellishments create a streetscape with visual interest.

**Sustainability: Seven Points are required for Non-Residential properties.**  
(total 7.5 points):

- 1 point** – The landscaping plans indicate more than 10 % of required trees are provided. 70 trees are provided whereas 57 trees are required.
- 1 point** – The landscaping shown on the plans are classified as low and very low water needs.
- 1 point** – Cool roof coating. SRI is 102 see building plans.
- 1 point** – Building Orientation
- 2 points** – Shade Structures 75% of south windows and doors are shaded by awnings.
- 0.5 point** – Daylighting Strategies.
- 0.5 point** – Low emissivity glass will be used for all windows.
- 0.5 point** – The building entrance and ADA ramps are shaded.

With appreciation,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrut

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0686-APOLLO PROPERTY HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Sunset Road and west of Tenaya Way within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

163-34-401-024

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the zone change request to IP zoning is appropriate since the site is an infill parcel located on Sunset Road and is surrounded by similarly zoned properties.

**Surrounding Land Use**

|               | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|---------------------------|---------------------------|-------------------|
| North & South | Business Employment       | IP (AE-60)                | Office/warehouse  |
| East          | Business Employment       | CG (AE-60)                | Undeveloped       |
| West          | Business Employment       | RS20 (AE-60)              | Undeveloped       |

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

**Related Applications**

| Application Number | Request                                                                                        |
|--------------------|------------------------------------------------------------------------------------------------|
| VS-25-0697         | A vacation and abandonment for government patent easements is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The surrounding properties are all planned for Business Employment (BE) uses, which also includes a large number of existing IP zoned properties in the area. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. The 215 Beltway is nearby to the south. For these reasons, staff finds the request for IP zoning is appropriate for this location.

**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:**

*ADDITIONAL CONDITIONS PENDING*

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** APOLLO PROPERTY HOLDINGS, LLC

**CONTACT:** PETE GEORGIS, 2675 S. JONES BOULEVARD, SUITE 209, LAS VEGAS, NV

89146



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS



APPLICATION NUMBER(s): ZC-25-0686

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101027

ASSESSOR PARCEL #(s): 16334401024

PROPERTY ADDRESS/ CROSS STREETS: Near the NWC of W. Sunset Road and S. Tenaya Way

## DETAILED SUMMARY PROJECT DESCRIPTION

We are constructing an approx. 38,000 square foot office/warehouse building. We are requesting a conforming zone change of the project site from Residential Single Family 20 (RS20) to Industrial Park (IP). We are also requesting a vacation of the 33' wide patent easements on the project site.

## PROPERTY OWNER INFORMATION

NAME: Apollo Property Holdings LLC

ADDRESS: 2675 S. Jones Blvd., Suite 209

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-362-0015

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Apollo Property Holdings LLC

ADDRESS: 2675 S. Jones Blvd., Suite 209

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-362-0015

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Pete Georgis

ADDRESS: 2675 S. Jones Blvd., Suite 209

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-362-0015

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

Apollo Property Holdings LLC  
2675 S. Jones Boulevard, Suite 209  
Las Vegas, Nevada 89146

September 14, 2025

Sami Real, Director of Clark County Comprehensive Planning  
Clark County, Nevada

Re: **Justification Letter – Assessor's Parcel Number 163-34-401-024**  
**Application No. 25-101027**

Dear Ms. Real:

We are respectfully requesting a conforming zone change to Industrial Park (IP) for a vacant land parcel consisting of 2.5 gross acres and generally located near the northwest corner of W. Sunset Road and S. Tenaya Way, bearing Assessor's Parcel Number 163-34-401-024 (the "Property"). The Property is an infill parcel which fronts W. Sunset Road and generally surrounded by similarly zoned light industrial office/warehouse projects along the W. Sunset Road corridor between Decatur Boulevard and Durango Drive. The Property is currently zoned Residential Single Family 20 (RS20) but is master planned for Business Employment (BE). A rezoning to Industrial Park (IP) is within the zoning classifications permitted within a planned land use of Business Employment, and therefore constitutes a conforming zone change. In pursuit of this zone change, the property owner anticipates constructing an approximately 38,000 square foot office/warehouse building with high dock and grade level loading docks. The building would be consistent in character with the other existing office/warehouse projects in the nearby area, including the Pioneer Sunset Business Center and the Arroyo North Business Center.

We appreciate your consideration and are available to answer any questions regarding our proposed rezoning request.

Sincerely,



Pete Georgis  
Manager of Apollo Property Holdings LLC

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0697-APOLLO PROPERTY HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Pioneer Way and Sunset Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/hw/xx (For possible action)

RELATED INFORMATION:

APN:

163-34-401-024

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

**Project Description**

The plans provided depict the vacation and abandonment of government patent easements. The vacation is being proposed since the patent easements are no longer needed for the development of the site.

**Surrounding Land Use**

|               | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|---------------------------|---------------------------|-------------------|
| North & South | Business Employment       | IP (AE-60)                | Office/warehouse  |
| East          | Business Employment       | CG (AE-60)                | Undeveloped       |
| West          | Business Employment       | RS20 (AE-60)              | Undeveloped       |

**Related Applications**

| Application Number | Request                                                           |
|--------------------|-------------------------------------------------------------------|
| ZC-25-0686         | A zone change from RS20 to IP is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Public Works**  
Pending

**Staff Recommendation**  
Pending...

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.

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** APOLLO PROPERTY HOLDINGS, LLC  
**CONTACT:** NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115

*Public Works revision*

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-25-0697/APOLLO PROPERTY HOLDINGS L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: Cassandra Vazquez

Date entered: 10/16/2025

**Preliminary Conditions**

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 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. /cv

Applied by: Cassandra Vazquez

Date entered: 10/13/2025

**APN(s):**

163-34-401-024





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9

APPLICATION NUMBER(s): VS-25-0697

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101081

ASSESSOR PARCEL #(s): 163-34-401-024

PROPERTY ADDRESS/ CROSS STREETS: Sunset and Tenaya

## DETAILED SUMMARY PROJECT DESCRIPTION

We would like to vacate the 33' Patent Easement (No. 1199005) located on APN 163-36-801-015, in order to develop the lot without the burden of the 33' easement surrounding the lot.

## PROPERTY OWNER INFORMATION

NAME: Apollo Property Holdings LLC.

ADDRESS: 2675 S Jones Blvd, Suite 209

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL 702-326-5572

## APPLICANT INFORMATION (Information must match online application)

NAME: Apollo Property Holdings LLC.

ADDRESS: 2675 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: CELL 702-326-5572 ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (Information must match online application)\*

NAME: Nelson Surveying LLC.

ADDRESS: PO Box 365109

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89036

TELEPHONE: 702-595-9418 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

11 July 2025

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

**Justification Letter**

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1199005, that is located on APN: 163-34-401-024. Vacating this easement would allow the property owner to utilize the area that the easement is located on for future construction plans. They are not able to utilize that 33' area along the North, South, East and West of their property due to the patent still being there.

| Title 30 Fee Schedule Worksheet        |                                                                                                                                                       |                    |       |         |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|---------|
| Application Type                       | Required Fees                                                                                                                                         |                    |       | Total   |
|                                        | Application                                                                                                                                           | Mailed Notice      | Sign  |         |
| Pre-submittal Conference               | \$500                                                                                                                                                 |                    |       |         |
| Master Plan Amendment                  | \$2,200                                                                                                                                               | \$500              |       |         |
| Rezone (Zone Change)                   | \$500                                                                                                                                                 | \$500              | \$200 |         |
| Title 30 Text Amendment                | \$400                                                                                                                                                 |                    |       |         |
| Administrative Design Review           | \$300                                                                                                                                                 |                    |       |         |
| Digital Sign Conversion per §30.05.06  | \$10,000 per sign face                                                                                                                                |                    |       |         |
| Design Review                          | \$500                                                                                                                                                 | \$500              |       |         |
| Planned Unit Development               | \$1,000                                                                                                                                               | \$500              |       |         |
| Special Use Permit                     | \$500                                                                                                                                                 | \$500              |       |         |
| Alcohol as Principal Use Outside GED   | \$500                                                                                                                                                 | \$500              | \$200 |         |
| Expansion of GED                       | \$1,000                                                                                                                                               | \$1,000            | \$200 |         |
| Hazardous Materials                    | \$500                                                                                                                                                 | \$500 x 2          |       |         |
| Concept Specific Plan                  | \$825 + \$2 per acre                                                                                                                                  | \$1,000            | \$200 |         |
| Specific Plan                          | \$1,425                                                                                                                                               | \$1,000            |       |         |
| Temporary Use                          | \$100                                                                                                                                                 |                    |       |         |
| Administrative Extension of Time       | \$150                                                                                                                                                 |                    |       |         |
| Extension of Time                      | \$300 per application type                                                                                                                            | \$500 <sup>1</sup> |       |         |
| Minor Deviation                        | \$100                                                                                                                                                 |                    |       |         |
| Variance                               | \$300                                                                                                                                                 | \$500              |       |         |
| Waiver of Conditions                   | \$300 per condition                                                                                                                                   | \$500 <sup>1</sup> |       |         |
| Waiver of Development Standards        | \$300                                                                                                                                                 | \$500 <sup>2</sup> |       |         |
| Administrative Sign Design Review      | \$300                                                                                                                                                 |                    |       |         |
| Sign Design Review                     | \$500                                                                                                                                                 | \$500              |       |         |
| Property/Yard Sign Permit              | \$100 <sup>3</sup>                                                                                                                                    |                    |       |         |
| Annexation                             | \$1,000                                                                                                                                               |                    |       |         |
| Application for Review                 | \$300 per application type                                                                                                                            | \$500 <sup>1</sup> |       |         |
| Development Agreement                  |                                                                                                                                                       |                    |       |         |
| Negotiated                             | \$2,000 + \$2 per acre +<br>\$2 per parcel over 1 parcel +<br>\$25 for 0.01-19.99 acres +<br>\$50 for 20-100 acres +<br>\$100 for more than 100 acres |                    |       |         |
| Standard                               | \$100                                                                                                                                                 |                    |       |         |
| Street Name or Numbering System Change | \$300                                                                                                                                                 | \$100              |       |         |
| Administrative Street Naming           | \$100                                                                                                                                                 |                    |       |         |
| Vacation and Abandonment               | \$500                                                                                                                                                 | \$500 + \$200      |       | \$1,200 |
| Zoning Compliance                      | \$150                                                                                                                                                 |                    |       |         |
| Tentative Map                          | \$750                                                                                                                                                 |                    |       |         |

1. When the notification radius on the original application was greater than 1,500 feet, or when the original application was a Waiver of Development Standards filed pursuant to §30.04.08, Public Works Development Standards, or a Tentative Map, where a mailed notice was not required, the mailed notice fee shall match that of the original application.
2. Mailed Notice fee is not required if the application is a Waiver of Development Standards filed pursuant to §30.04.08, Public Works Development Standards which does not require a mailed notice.
3. Construction permit fees are payable to the Department of Building. Required permit fees will be doubled if work for which a permit is required has been commenced without first obtaining the permit, or if the sign constructed exceeds the scope of a valid permit.

**Fee Total: \$1,200**



11/19/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0700-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway throat depth in conjunction with a previously approved warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and south of Sunset Road within Spring Valley.  
MN/dd/xx (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the driveway throat depth along Rosanna Street to 6 feet where 50 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7075 W. Sunset Road
- Site Acreage: 19.32
- Project Type: Warehouse and distribution development
- Number of Stories: 1
- Building Height (feet): 48 (Building P2-A and P2C)/44 (Building P2-B)
- Square Feet: 147,600 (Building P2-A)/39,520 (Building P2-B)/133,440 (Building P2-C)
- Parking Required/Provided: 257/317

**History & Site Plan**

This site was approved to be developed as a warehouse and distribution center in April of 2025 via WS-25-0168. The previously approved site plans depicted three warehouse buildings with Buildings A & C located directly north of the Wagon Trail Avenue alignment and separated by Rosanna Street. The third building (Building B) is located south of the Wagon Trail Avenue alignment and east of Rosanna Street. Parking areas for Buildings A & C are located around each building, with the parking areas for Building C located on the east and south sides of the building. Buildings A & C are accessible via multiple driveways from Sunset Road to the north,

a driveway along Montessori Street to the west, and the Wagon Trail Avenue alignment to the south.

A new driveway is proposed on the east side of Rosanna Street, west of Building B. The driveway is 37 feet wide and has a throat depth of 6 feet where 50 feet is required per Uniform Standard Drawing 222.1. The driveway will act as a second point of ingress and egress for the parking areas for Building B. No other changes are being made to the previously approved site with this application.

#### Landscaping

A portion of the landscaping along Rosanna Street was removed to accommodate for the proposed driveway, otherwise no changes to the previously approved landscaping are proposed or required with this application.

#### Elevations

No changes to the previously approved elevations are proposed or required with this application.

#### Floor Plans

No changes to the previously approved floor plans are proposed or required with this application.

#### Applicant's Justification

The applicant states that the addition of the entrance off of Rosanna Street provides the Fire Department an additional entrance in the event of an emergency, and that office personnel will have direct access to the parking areas without having to navigate around semi-trucks operating at the north side of the building.

#### Prior Land Use Requests

| Application Number | Request                                                                                       | Action          | Date       |
|--------------------|-----------------------------------------------------------------------------------------------|-----------------|------------|
| WS-25-0168         | Waivers of development standards and a design review for a warehouse and distribution complex | Approved by BCC | April 2025 |
| VS-25-0167         | Vacation and abandonment for portions of rights-of-way and easements                          | Approved by BCC | April 2025 |
| ZC-25-0166         | Zone change from RS20 and CG to IP                                                            | Approved by BCC | April 2025 |
| ZC-0890-05         | Zone change for APN 176-03-501-017 from RS20 to CG zoning for future commercial development   | Approved by BCC | July 2005  |
| ZC-0466-04         | Zone change for APN 176-03-501-014 from RS20 to CG zoning for future commercial development   | Approved by BCC | April 2004 |

#### Surrounding Land Use

|       | Planned Land Use Category                | Zoning District (Overlay) | Existing Land Use      |
|-------|------------------------------------------|---------------------------|------------------------|
| North | Corridor Mixed-Use                       | CG (AE-60)                | Shopping center        |
| South | Corridor Mixed-Use & Business Employment | RS20 (AE-60) & IP (AE-60) | Bruce Woodbury Beltway |

### **Surrounding Land Use**

|      | <b>Planned Land Use Category</b>         | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>      |
|------|------------------------------------------|----------------------------------|-------------------------------|
| East | Business Employment & Corridor Mixed-Use | CG & RS20 (AE-60)                | Shopping center & undeveloped |
| West | Business Employment                      | IP & RS20 (AE-60)                | Undeveloped                   |

The subject site is within the Public Facilities Needs and 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**

#### **Public Works**

#### **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.

Pending.

#### **Staff Recommendation.**

Pending.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

***ADDITIONAL CONDITIONS PENDING***

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LM CONSTRUCTION CO., LLC

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

DRAFT

*Public Works Revision*

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

WS-25-0700/COUNTY OF CLARK(AVIATION) & ARROYO TARGET CENTER L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

**Waiver of Development Standards**

Rosanna Street ends in a cul-de-sac adjacent to the entrance to the site and should see a low volume of traffic. Therefore, staff has no objection to the reduced throat depth.

Recommendation:

Approval.

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

**Preliminary Conditions**

- Right-of-way dedication to include 23.5 feet to the back of curb for Rosanna Street and portion of a cul-de-sac. /cv

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

**APN(s):**

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10

APPLICATION NUMBER(s): WS-25-0700

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

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

Date: 10/28/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/19/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101045

ASSESSOR PARCEL #(s): 176-03-501-019; 176-03-501-005; 176-03-501-014; 176-03-501-017

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver for Driveway Throat Depth

## PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC

ADDRESS: 845 E Russell Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 455-6731

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: LM Construction Co.

ADDRESS: 6260 W Pebble Road, Ste 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-262-6032

CELL 702-677-0862

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Jason Vossmer

ADDRESS: 6260 W Pebble Rd, Ste 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-677-0862

CELL 702-677-0862

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)\*

Shauna Bradley, Director Clark County RPM

Property Owner (Print)

Date

9/4/25



6260 W PEBBLE ROAD • Ste 110 • LAS VEGAS, NV 89139 • (702) 262 - 6032 • FAX: (702) 262-6150

[WWW.LMCONSTRUCTIONCO.COM](http://WWW.LMCONSTRUCTIONCO.COM)

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**Justification Letter – R2**

August 6, 2025

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

**Subject: Waiver of development standards - Located, Southwest Corner of Sunset Rd and Rainbow Blvd, APN: 176-03-501-019, 176-03-501-005, 176-03-501-014, 176-04-501-017**

To Whom It May Concern:

L M Construction Co., LLC on behalf of the applicant/owner is requesting a waiver of development standards to add an additional entrance off Rosanna St to access building 'C' of this project. This entrance gives the fire department a second entrance to the site in case of an emergency. It also gives office personal direct access to the parking stalls and keeps them out of the truck dock area on the north side of building 'C' by way of not using the entrance off Wagon Trail Ave.

Per DWG. NO. 222.1 the following dimensions do not meet the minimum standard:

1. Throat Depth – 50' minimum required, 6'-6" provided

Existing Applications for this project:

- Existing Land Use permit #WS-25-0168
- Application Pre-Review #APR-25-101045

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

Sincerely,

Jason Vossmer  
L M construction Co., LLC