



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

October 1, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, 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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

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

- III. Approval of Minutes for September 10, 2026. (For possible action)
- IV. Approval of the Agenda for October 1, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - a. Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Whitney TAB for a two-year (2-year) term beginning January 2027.
- VI. Planning and Zoning

10/07/26 BCC

- 1. **UC-26-0523-USA:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 246.97 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Hollywood Boulevard and south of Desert Inn Road (alignment) within Whitney. TS/mh/kh (For possible action)
- 2. **VS-26-0510-DIAMOND WETLANDS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)
- 3. **TM-26-500118-DIAMOND WETLANDS, LLC:**
TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

10/20/26 PC

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

10/21/26 BCC

- 5. **UC-26-0551-DEFT LV 1, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) allow attached sidewalk; and 3) modify uniform standard drawing.
DESIGN REVIEW for outdoor storage and display on 3.68 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and east of Stephanie Street within Whitney.

JG/jud/cv (For possible action)

VII. General Business

- a. Take public input and finalize requests for the next fiscal year budget (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board'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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: October 15, 2026, unless otherwise posted.

X. Adjournment.

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

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

<https://notice.nv.gov>



Whitney Town Advisory Board

September 10, 2026

MINUTES

Board Members: Anita Toso– Chair – **PRESENT** Amy Beaulieu – **PRESENT**
Greg Konkin – Vice Chair – **ABSENT-EXCUSED** Christopher Fobes – **PRESENT**
Geraldine Ramirez – **PRESENT**

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Judith Rodriguez; Planning

The meeting was called to order at 6:07 p.m. by Toso.

- II. Public Comment
None

- III. Approval of August 27, 2026 Minutes
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 4-0 Unanimous

- IV. Approval of the Agenda for September 10, 2026
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous

- V. Informational Items
N/A

- VI. Planning & Zoning:

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

10/07/26 BCC

1. **VS-26-0510-DIAMOND WETLANDS, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)

Motion to Hold

MOVED BY: Ramirez

HELD

VOTE: 4-0

2. **TM-26-500118-DIAMOND WETLANDS, LLC:**

TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

Motion to Hold

MOVED BY: Ramirez

HELD

VOTE: 4-0

VII. General Business

a. **Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)**

- **Add landscape beautification to APN: 161-27-599-003 – PW will include with the Tropicana Avenue between Andover Drive and Wetlands Park Lane project – currently at 30% design.**
- **New fencing on Stephanie/Duck Creek - new fencing was installed November 2025.**
- **New street signs (no parking, etc.) and striping along Wetlands Pkwy – no response**
- **Repave Wetlands Parkway from Tropicana to the cul-de-sac – no response**
- **More speed limit signs on Jimmy Durante from Tropicana to Flamingo – PW has scheduled 2 additional speed limit signs to be placed on Jimmy Durante. In addition, PW has also scheduled the replacement of 4 speed limit signs on Jimmy Durante.**
- **New “right lane ends” signs on northbound Stephanie, between Russell and Emerald - Request revised to update striping – PW Traffic refreshed striping on northbound Stephanie for the right hand turn lane at Emerald Avenue last month.**
- **New “no right turn on red” sign on Tropicana westbound at Jimmy Durante (sign is faded) PW Traffic installed new “no turn on red” and “only” signs on the traffic signal arms at the Tropicana and Jimmy Durante/Steptoe intersection this month. In addition, PW refreshed the left turn arrow striping at this intersection (picture attached).**
- **Two new easels for Whitney Town Advisory Board meetings – purchased**
- **New podium with Mic for presentations - purchased**
- **New executive chairs for Whitney Recreation Center/TAB – chairs provided by Clark County Surplus**
- **New PA system – no response**
- **New business cards – purchased**

BOARD OF COUNTY COMMISSIONERS

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APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 1, 2026 unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:51 p.m.

DRAFT



GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Bunkerville
Enterprise
Indian Springs
Laughlin
Moapa
Mt. Charleston

Paradise
Searchlight
Spring Valley
Sunrise Manor
Whitney
Winchester

Apply using
QR Code



Citizens Advisory Council Members Needed

Goodsprings
Lone Mountain
Upper & Lower
Kyle Canyon

Mountain Springs
Red Rock
Sandy Valley

HELP CLARK COUNTY PLAN FOR THE FUTURE

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0523-USA:

USE PERMIT for a communication tower and all ancillary equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** modified driveway geometrics.

DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 246.97 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Hollywood Boulevard and south of Desert Inn Road (alignment) within Whitney. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-14-701-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hollywood Boulevard where required per Section 30.04.08C.
2.
 - a. Allow a commercial curb return driveway to not be installed on Hollywood Boulevard where required per Uniform Standard Drawing 222.1.
 - b. Reduce the driveway width along Hollywood Boulevard to 14 feet where 36 feet is the minimum required per Uniform Standard Drawing 222.1 (a 61% reduction).

LAND USE PLAN:

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

WHITNEY - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.35 (subject portion)/246.97 (overall)
- Project Type: Communication tower and ancillary equipment
- Structure Height (feet): 100 (communication tower)/13 (ancillary building)

Site Plan

The plans depict a 0.35 acre portion of the parcel to be disturbed to accommodate a new 4,900 square foot lease area accessed via Hollywood Boulevard to the west. The site is owned by the USA Bureau of Land Management (BLM) and features a proposed multi-carrier 100 foot high communication tower, an 800 square foot ancillary utility building, and associated ground

equipment. The lease area is set back approximately 300 feet from the north property line and 148 feet from the west property line with the edge of the antennas being 194 feet from the west property line. The proposed communication tower will be accessible via a proposed 14 foot wide non-exclusive access easement, that will be graded or paved as necessary. The ancillary utility building and equipment are also proposed to support the communication tower. The north, south, east, and west boundaries of the compound will be protected by an 8 foot high security fence.

Landscaping

Landscaping is not required or proposed with this application.

Elevations

The plans depict a 100 foot high monopole communication tower. Ground equipment will be enclosed within a CMU block equipment building. The tower will be structurally designed to accommodate more than 1 antenna array. It will be grey in color, intended to match the surroundings and minimize its visibility.

Applicant's Justification

The applicant states that the proposed tower will provide maximum collocation opportunities to close the coverage gap for Verizon Wireless and other carriers. As a critical communication facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The facility has been designed to be compatible with the surroundings and will provide essential communication services for the convenience and public safety of the community. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. The proposed communication tower will meet the required setbacks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
South	Public Use & Open Lands	PF & RS20	Water treatment plant & undeveloped
East	Open Lands	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Drainage channel & single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

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.

Use Permit & Design Review

Due to the rural nature and size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The tower is set back over 300 feet from the nearest residential development to the west, and the planned residential property to the north is BLM-owned land. There are no communication towers within 600 feet of the proposed location. Therefore, the proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and ancillary utility building should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support these requests.

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.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements along Hollywood Boulevard. This request will allow the new project to develop while leaving the existing street standards in place for those with direct access to Hollywood Boulevard. Additionally, staff finds that site access is expected to be minimal, therefore, absence of full improvements will not negatively impact traffic circulation or access.

Waiver of Development Standards #2a

Staff finds the proposed driveway design should function safely without negatively impacting traffic circulation or access. Additionally, the very limited use of the driveway further supports that the design will operate safely without conflicts. Therefore, staff has no objection to this request.

Waiver of Development Standards #2b

Staff has no objection to the reduced driveway width along Hollywood Boulevard. The driveway layout functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right of way. Because the driveway is expected to have minimal access, the reduced width remains sufficient for its intended use.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Hollywood Boulevard improvement project;
- 90 days to record said separate document for the Hollywood Boulevard improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERCONNECT TOWERS

CONTACT: INTERCONNECT TOWERS, LLC, 27762 ANTONIO PARKWAY #L1-471,
LADERA RANCH, CA 92694

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100428

ASSESSOR PARCEL #(s): 16114701001

PROPERTY ADDRESS/ CROSS STREETS: 2502 W Phelps Road

DETAILED SUMMARY PROJECT DESCRIPTION

This is a proposal for the Pronghorn Communication Facility, a 100' tall wireless facility to be installed on property owned by the Bureau of Land Management. The wireless communication facility will be enclosed within a 70' x 70' lease area. The monopole has a galvanized finish that naturally oxidizes to a light grey color.

PROPERTY OWNER INFORMATION

NAME: InterConnect Towers LLC by Tom Gammon (via lease granted by the Bureau of Land Management)

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch STATE: CA ZIP CODE: 92694

TELEPHONE: _____ CELL 202-255-7777

APPLICANT INFORMATION (information must match online application)

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch STATE: CA ZIP CODE: 92694

TELEPHONE: _____ CELL 202-255-7777 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch STATE: CA ZIP CODE: 92694

TELEPHONE: _____ CELL 202-255-7777 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)*

Tom Gammon
Property Owner (Print)

5-12-2026
Date

**JUSTIFICATION LETTER & REQUESTS FOR WAIVERS
COMMUNICATION TOWER SPECIAL USE + DESIGN REVIEW
APPLICATIONS
INTERCONNECT TOWERS – PRONGHORN COMMUNICATION SITE**

Submitted to Clark County, Nevada
Department of Comprehensive Planning

Applicant's proposal complies with all requirements of Clark County's Unified Development Code (Title 30), which are addressed in this Statement of Code Compliance in the following order:

Wireless Facilities Requirements

- 30.03.02 SUMMARY TABLE OF ALLOWED USES
- 30.03.08 PUBLIC AND QUASI-PUBLIC USES
- 30.03.08.B.2 COMMUNICATION TOWER

Defined Terms

- 30.07.02.C

General Requirements

- 30.06.05 APPLICATION TYPES
- 30.06.05.B DESIGN REVIEW
- 30.06.05.D SPECIAL USE
- 30.06.03 COMMON REVIEW PROCEDURES

Request for Waivers

PLEASE NOTE: Applicant's responses to the above referenced criteria are indicated below each applicable provision in ***bold italicized blue text***.

Title 30: Clark County Unified Development Code **Wireless Facilities Requirements**

30.03.02 SUMMARY TABLE OF ALLOWED USES

Table 30.03-1: Summary Table of Allowed Uses

P=PERMITTED C=PERMITTED WITH CONDITIONS S=SPECIAL USE A=ACCESSORY USE T=TEMPORARY USE **BLANK**=PROHIBITED

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Salvage Yard																		S				
Sanitary Landfill																		S				
Wastewater Package Treatment Plant	S	S	S	S													S	S	S			S
Wastewater Treatment Plant	S																S	S	S			S
PUBLIC AND QUASI-PUBLIC USES																						
Government																						
Detention Facility																						S
Government Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	S	P
Government Facility, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Library	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S			S	P
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities																						
Communication Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Communication Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	S	S	S	S
Electric Generation, Large-Scale	S															C	S	S	S	S	S	S
Electric Generation, Small-Scale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public Utility Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

RESPONSE: *The facility will be located on a parcel zoned RS20.*

30.03.08.B.2 PUBLIC AND QUASI-PUBLIC USES, COMMUNICATION TOWER

2. Communication Tower

i. Layout and Design

- (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.

RESPONSE: *The proposed facility complies with this requirement and is designed to accommodate 5 carriers.*

- (b) Any facility that does not have permanent staff assigned to it shall meet the following standards:

- (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

RESPONSE: This provision does not apply to the proposed Facility as it does not exceed 40,000 square feet. The Applicant is proposing to install a communications facility within a 70' x 70' lease area (3,600 square feet), granted to it by the BLM.

- (2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any area subject to §30.04.06, Residential Adjacency.

RESPONSE: The lease area will be screened by an 8' tall chain link fence that will surround and screen the compound. Additionally, the parcels to the north and east are undeveloped, BLM land. The site to the south is a CCWRD facility. The nearest residential development is across Hollywood Boulevard to the west, which will not be adversely affected by the proposed tower.

- (c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

RESPONSE: The monopole will be grey. The grey color is allowed to weather, so that the galvanization oxidizes and becomes a dull, light grey color naturally, so that the pole appears the same color as thousands of existing NVE Transmission poles throughout the valley.

- (d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

RESPONSE: To provide for maximum collocation opportunities and to close the coverage gap for Verizon Wireless, the monopole will be 100' tall.

- (e) Any tower shall meet the following setbacks:
 - (1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any area subject to §30.04.06, Residential Adjacency.

RESPONSE: The monopole is not located within a public utility substation.

- (2) Any tower not located within a public utility substation shall be 40 feet from any street.

RESPONSE: The monopole is setback more than 40 feet from the adjacent ROWs to the south and the west. See Attachment 4—Zoning Drawings.

- (3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:
 - (i) If the subject lot or parcel is less than 2.5 acres, the tower shall be set back 200% of the height of the tower.
 - (ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.
 - (iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.

RESPONSE: The property acreage exceeds 2.5, and the required setback is 300'. In this case, the monopole is setback more than 300' from the nearest residential used parcels to the northwest.

- (4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located within a cluster of other towers.

RESPONSE: There are no communication towers within 600 feet of the proposed monopole.

ii. Performance Bond

- (a) A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower, plus an additional 15% contingency and to restore the site including stabilization and revegetation as necessary.
 - (1) An estimate of the removal cost from a Clark County-licensed company experienced in contracting for removal of standard components shall accompany the bond.
- (b) Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.
- (c) All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.
- (d) If no bond is in place, or if the County cannot collect on a bond issued pursuant to this Section, the following procedure shall apply:
 - (1) Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.
 - (2) If removal is not timely, the County may remove or cause the removal of the tower and associated components, and assess the costs of removal

against the property, after notice and opportunity to be heard is provided as follows:

- (i) Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.
- (ii) The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.
- (iii) The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

RESPONSE: A removal bond will be issued to the BLM per federal regulations.

30.07.02 DEFINED TERMS

C. Communication Utility Building

A building used by a communication provider to house communication equipment such as, but not limited to, computer network servers, connections, and electronic cabling systems. This does not include communication antennas and towers or offices for permanent staff.

RESPONSE: The proposed structure within the compound meets the definition of a Communication Utility Building. The proposed structure will be a 30' x 20' (600 sq ft) CMU block wall utility building. It is designed to house the equipment from at least three separate wireless carriers and is divided into 3 separate equipment rooms for this purpose.

General Requirements

30.06.05.B APPLICATION TYPES, DESIGN REVIEW

1. Purpose: Design Review is intended to ensure compliance with the development and design standards of this Title.

RESPONSE: The Applicant acknowledges the purpose of the Design Review process.

2. Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

RESPONSE: The Pre-Review Application process is complete and the Applicant requests that the County open the portal so the application can be uploaded.

- i. DR Review and Submittal
 - (a) Standards for Acceptance: Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:
 - (1) All new single-family attached residential construction;
 - (2) Initial non-single-family development with total building area of 25,000 square feet or more;
 - (3) Changes in previously approved uses or primary structures;
 - (4) When in conjunction with any other required application;
 - (5) Initial development located within a PF zoning district; or
 - (6) As determined by the Director.

RESPONSE: The Applicant has been advised that the Design Review applies.

- ii. DR Analysis
 - (a) Standards for Approval
 - (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

RESPONSE: As a critical communication Facility, the project is essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The monopole will have a grey finish that will naturally oxidize and become weathered, so that the color is similar to existing transmission poles.

- (2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

RESPONSE: The design is consistent with similar types of essential infrastructure and design components have been incorporated to minimize the visual impact. The site meets the design and structural criteria as required by the applicable federal regulations.

- (3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

RESPONSE: The Applicant is proposing an unmanned facility and as such it will not impact access or circulation. Once constructed, the Facility is expected to require no more than bi-monthly maintenance visits.

- iii. DR Public Meeting(s) and Decision
 - (a) Required Public Notice. Mailed and Posted notice, plus:

- (1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the Mailed Notice radius for Design Review, unless a larger mailed notice is required by the subsequent use/application type.

RESPONSE: The Applicant agrees to adhere to the applicable notice requirements.

(b) Hearing, Review, and Decision

- (1) Recommending Entities. Government entities, public utilities, and Town Board, plus cities for projects of regional significance.

RESPONSE: The Applicant acknowledges this provision.

- (2) Hearing. Public Hearing.

RESPONSE: The Applicant acknowledges this provision.

- (3) Decision-Making Body. Commission, except Board for the following:
 - (i) When required as a condition of approval of any final action by the Board;
 - (ii) Those submitted in conjunction with, or in lieu of, another application requiring Board approval;
 - (iii) Modifications to an application or development previously approved by the Board;
 - (iv) Projects of Regional Significance;
 - (v) Applications for development within a Historic Designation Overlay per §30.02.26D.4, Procedure for Review of New Construction, Alteration, and Demolition;
 - (vi) Property requiring deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and
 - (vii) At the discretion of the Director.

RESPONSE: The Applicant acknowledges this provision.

- (4) Expiration of Approval 2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

RESPONSE: The Applicant acknowledges this provision.

iv. DR Post-Decision Actions

- (a) Changes to Approved Plans: Any changes that cannot be accommodated through a Minor Deviation or Administrative Design Review shall require a Design Review, and/or a Waiver of Development Standards.

RESPONSE: The Applicant acknowledges this provision.

30.06.05.D APPLICATION TYPES, SPECIAL USE

1. Purpose

- i. Generally: The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

RESPONSE: The Applicant acknowledges that the Department has advised that a Special Use Permit review is required.

- ii. UC Gaming Enterprise District

RESPONSE: This provision is not applicable to the project.

2. UC Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

- i. Pre-submittal Conference
- ii. May be required per §30.06.03B, Pre-Submittal Conference.
- iii. UC Review and Submittal
 - (a) Standards for Acceptance: A Special Use Permit is required when specified in this Title. The following uses must comply with the listed standards:
 - (1) Cannabis Establishment - ***NOT APPLICABLE***
 - (2) Limitations on Expansion of Gaming Enterprise District - ***NOT APPLICABLE***
 - (3) Neighborhood Casino - ***NOT APPLICABLE***
 - (4) Monorail - ***NOT APPLICABLE***

RESPONSE: To the extent applicable, the Applicant acknowledges this provision.

iv. UC Analysis

- (a) Standards for Approval: Requests shall be considered subject to Commission and/or Board discretion in consideration of the general standards for approval in §30.06.03D.7, General Standards for Approval, and the following specific standards:
 - (1) Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

RESPONSE: To the extent applicable, the Applicant acknowledges this provision.

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

RESPONSE: *The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected Communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.*

- (3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

RESPONSE: *The project will not cause adverse effects on adjacent properties. It is an unmanned infrastructure improvement that will enhance communications in the area. It will not affect the character, traffic, parking, public sites, rights of way, or other matters affecting public health, safety, and general welfare. As described above, the facility will improve public health by increasing access to services and enhance 911 and emergency response services.*

- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

RESPONSE: *As an unmanned passive facility, it will not burden or impact access to facilities or services.*

- (5) Cannabis Establishments - **NOT APPLICABLE**
(6) Above-Ground Transmission Lines - **NOT APPLICABLE**
(7) Expansion of Gaming Enterprise District - **NOT APPLICABLE**

RESPONSE: *Provisions (5), (6), and (7) are not applicable to this project.*

v. UC Public Meeting(s) and Decisions

- (a) Required Public Notice Mailed and Posted notice, except for the following:
 - (1) UC Gaming Enterprise District Expansion
 - (2) Mailed notice with 2,500-foot radius, posted notice, and sign(s).
 - (3) Neighborhood Casino
 - (4) Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC
 - (5) Alcohol as Primary Use Outside a Gaming Enterprise District
 - (6) Redevelopment of Manufactured Home Park
 - (7) Signs per §30.06.03E.2.ii(d)(8).

RESPONSE: The Applicant acknowledges the above provision.

(b) Hearing, Review, and Decision

- (1) Recommending Entities: Government entities, Town Board, plus:
 - i. For a Project of Regional Significance: Cities.
 - ii. For Explosives, Hazardous Materials or Waste: entities listed under NRS 278.147. - **NOT APPLICABLE**

RESPONSE: The Applicant acknowledges the above provision.

- (2) Hearing
- (3) Public hearing required.

RESPONSE: The Applicant acknowledges the above provision.

- (4) Expansion of Gaming Enterprise District - **NOT APPLICABLE**
- (5) Decision-Making Body
 - i. Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:
 - a) Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to 278.147.
 - b) Expand or establish Monorail.

RESPONSE: The Applicant acknowledges the above provision to the extent applicable to this project.

- ii. Board for the following:
 - a) Development requiring a pre-submittal conference prior to submittal;
 - b) Expand the Gaming Enterprise District; **NOT APPLICABLE**
 - c) Establish a heliport; **NOT APPLICABLE**

- d) Project of Regional Significance; **NOT APPLICABLE**
- e) Redeveloping manufactured home parks to a different use; **NOT APPLICABLE**
- f) Exotic or wild animals and inherently dangerous exotic or wild animals; **NOT APPLICABLE**
- g) Cannabis establishment; **NOT APPLICABLE**
- h) Transitional living facility for released offenders; **NOT APPLICABLE**
- i) Property requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; **NOT APPLICABLE**
- j) A Special Use Permit request submitted in conjunction with, or in lieu of, another application requiring Board approval; and
- k) At the discretion of the Director.

RESPONSE: The Applicant acknowledges the above provision to the extent applicable.

- (6) Expiration of Approval: 2 years to commence, unless otherwise approved. When heard in conjunction with Tentative Map, the expiration date shall match the corresponding application.

RESPONSE: The Applicant acknowledges the above provision.

30.06.03 COMMON REVIEW PROCEDURES

D. General Standards of Analysis

7. General Standards for Approval

- i. Consistency with Clark County Master Plan: The proposal is consistent with the Clark County Master Plan.

RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network furthers these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected communities create certainty for residents,

developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.

- ii. Compliance with This Title: The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

RESPONSE: As demonstrated in this Statement of Code Compliance and to the extent applicable, the proposal complies with the Standards provided for in this Title.

- iii. Prior Approvals: The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

RESPONSE: To the extent applicable, the proposal complies with the above provision.

- iv. Evidence of FAA Determination: Structures and/or uses subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B.2(i)(a)(1), require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation and/or is objectionable. A heliport, vertiport, airport, airstrip or aviation-flight use, requires written evidence from the FAA that the development has received a determination of no objection. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

RESPONSE: The Applicant is submitting documentation of the FAA Determination finding that the facility does not cause a hazard to airspace. See Attachment 7—FAA Determination of No Hazard.

E. General Public Meeting(s) and Decision

3. General Hearing, Review, and Decision

- i. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 30.06-1: Summary Table of Review Procedures.

RESPONSE: The Applicant acknowledges this provision.

- ii. The applicant has the burden of proof to demonstrate compliance with the applicable standards of approval set forth in this Title.

RESPONSE: The Applicant acknowledges this provision.

- iii. The decision-making body listed in Table 30.06-1: Summary Table of Review Procedures, shall have the authority to take final action. The Board shall take final action in place of the Commission for applications submitted in conjunction with another application requiring Board action.

RESPONSE: The Applicant acknowledges this provision.

- iv. For Commission recommendations forwarded to the Board, the Board meeting shall occur no sooner than the second zoning agenda following Commission action.

RESPONSE: The Applicant acknowledges this provision.

- v. The decision-making body considers the project, relevant supporting materials, staff report, recommendations from other reviewing bodies, and any evidence and public comments from the hearing if required.

RESPONSE: The Applicant acknowledges this provision.

- vi. The decision-making body may approve, approve with conditions, or deny based on the applicable approval criteria.

RESPONSE: The Applicant acknowledges this provision and further states the Application is subject to the federal shot clock will applies to the time in which the application should be processed.

- vii. The maximum density and intensity stated within a zoning district designation does not obligate the decision-making body to approve a development at the density or intensity proposed by an applicant, including up to the maximum. It shall be the obligation of the applicant to show, through sound land use planning practices and exceptional site and building design, that approval of a project at a proposed density or intensity is warranted.

RESPONSE: This proposal will not impact density or intensity of uses.

5. General Conditions of Approval

- i. Any decision-making body may impose conditions necessary to meet the objectives of this Title and to mitigate potential adverse impacts of that development on the surrounding properties, communities, and streets.

RESPONSE: The Applicant acknowledges this provision.

- ii. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed use or development or based upon standards duly adopted by the County. Such conditions may include those necessary to carry out the purpose and intent of the Clark County Master Plan, other adopted County plans, and this Title.

RESPONSE: The Applicant acknowledges this provision.

- iii. No conditions of approval shall be less restrictive than the requirements of this Title, except where the Code expressly allows otherwise.

RESPONSE: The Applicant acknowledges this provision.

- iv. Any condition imposed by the Commission or Board designed to mitigate an adverse impact, even if the condition conflicts with any requirement of this Title, shall be granted without additional application, unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).

RESPONSE: The Applicant acknowledges this provision.

- v. Any condition imposed on a previously approved application may be waived or modified through approval of a Waiver of Conditions. The Commission may only waive or modify conditions imposed by the Commission; however, the Board may waive or modify conditions imposed by either body.

RESPONSE: The Applicant acknowledges this provision.

- vi. If a prior approved application, or portion thereof, is expunged by a subsequent application approval, any prior conditions of approval shall also be considered expunged.

RESPONSE: The Applicant acknowledges this provision.

- vii. A Development Agreement may be required to address:
 - (a) Public facilities and/or infrastructure needs, including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development or the cumulative impact of the proposed development, or as identified in the PFNA or RISE report; or
 - (b) The needs identified by the Southwest Las Vegas Valley PFNA Report.

RESPONSE: The Applicant acknowledges this provision.

- viii. Conditions imposed on any application shall run with the land and be binding on the property owner and their successors

RESPONSE: The Applicant acknowledges this provision.

PUBLIC WORKS – WAIVER OF DEVELOPMENT STANDARDS

1. PROJECT SUMMARY

The Applicant requests relief and a waiver from the Public Works comments that require public improvements. The requests fail to consider the project context, including the location and purpose of the facility. Most notably, the project is located on Bureau of Land Management property and is an unmanned infrastructure facility — two characteristics that distinguish it from the types of developments for which such comments are typically intended. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. As discussed below, the specific public improvements requested by Public Works constitute an unlawful exaction under applicable legal standards.

2. RESPONSE TO SPECIFIC COMMENTS

Waiver #1: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along the frontage of the site along Hollywood Boulevard per Uniform Standard Drawing 222.1.

- **Justification:** As the project is located on undeveloped BLM property with no future developed planned for this area, offsite improvements such as sidewalks, curb, gutter, or streetlights would not be utilized or needed, have no nexus to the project purpose, and the cost and scale of constructing these improvements is disproportionate to the development.

Waiver #2: Commercial curb return driveway on Hollywood Boulevard per Uniform Standard Drawing 222.1.

- **Justification:** The BLM grant authorizes only those improvements directly related to the installation and operation of the wireless facility, and any additional improvements beyond that scope — such as curb and gutter construction — are inconsistent with the terms and purpose of the grant. Moreover, requiring such improvements as a condition of project approval would constitute an unlawful exaction, as discussed in greater detail below.

Waiver #3: Driveway width of 14 feet on Hollywood Boulevard where the minimum width of 36 feet is required per Uniform Standard Drawing 222.1.

- **Justification:** The driveway width standard applied by Public Works is a design requirement intended to accommodate developments that generate significant vehicular traffic. As an unmanned wireless infrastructure facility that produces

virtually no traffic, the basis for the request is unsupported. Applying this requirement that is designed to accommodate 2 lanes of traffic is disproportionate to the project's actual traffic impacts, and a waiver of this standard is appropriate. Furthermore, the facilitation of increased traffic to the site and the BLM land is inconsistent with the scope of the grant.

Waiver #4: Allow non-standard improvements (access gate and pathway) in the right-of-way on Hollywood Boulevard per Title 30.04.08C.

- **Justification: We have met with Public Works and explained why the access gate and pathway is proposed to be located consistent with the current BLM access. At the time the County installs the improvements, the Applicant agrees to modify the location of the access road and gate as necessary.**

Waiver #5: Street landscaping pursuant to section 30.04.01D7 to the extent not exempted.

- **Justification: The Applicant has requested a waiver to install offsite improvements and similarly it requests a waiver from the street landscaping. As the project is located on undeveloped BLM property with no future developed planned for this area, street landscaping would have no nexus to the project purpose and the cost and scale of constructing these improvements is disproportionate to the development.**

3. UNLAWFUL EXACTIONS

Furthermore, the requests for curbs, gutters, bus shelters, streetlights and the like constitute exactions sought to offset the cost of a public improvement unrelated to the underlying permit that allows the installation of an unstaffed wireless communication facility.

Exactions must be balanced against the Fifth Amendment Takings Clause which guarantees just compensation when land is taken for public use and the related legal precedents established in *Nollan v. California Coastal Commission* (1987) and *Dolan v. City of Tigard* (1994). In *Nollan*, the Supreme Court held that there must be an “essential nexus” between the exaction imposed by a government entity and the legitimate state interest being pursued by the development approval. *Dolan* further refined this doctrine by adding the “rough proportionality” test, requiring that there be a reasonable relationship in scope between the exaction and the impact of the proposed development.



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-26-0523

Property Owner or Subdivision Name: USA

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** 9/10/26 **PC** **BCC**

Add this application to the: **TAB/CAC** 10/1/26 **PC** **BCC**

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 10/7/26 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:)

☒ Rescheduling

☐ Other:

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$:

Reason for Change: Changing TAB date per applicant's request and with approval from Commissioner Segerblom's office

Change initiated by: MH Date: 8/18/26

Change authorized by: [Signature] Date: 8/18/26

Change processed by: TS Date: 8/18/26

Distribution e-mail sent by: TS Date: 8/18/26

Follow up assigned to: Instructions:

Parcel Number(s): 161-14-701-001

Town Board(s): Whitney

Verified by: Date:

Rev. 08/2024



August 18, 2026

Mr. Michael Huling
Principal Planner, Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

Re: ***Request for Whitney TAB Meeting Date Change***
Application Number: UC-26-0523
ICT Project: Pronghorn

Dear Mr. Huling:

On behalf of ICT Towers, please accept this letter as our formal request to change the date of the Whitney Town Board meeting. The Whitney TAB meeting was originally scheduled for Thursday September 10, 2026, and we are requesting that the project be moved to 6:00 PM on **Thursday October 1, 2026.**

The Board of County Commissioner Meeting would remain per the current schedule at 9:00 A.M. on Wednesday October 7, 2026.

Thank you for accommodating this schedule change and please let us know if you have any questions or concerns regarding this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Liz Walker'.

Liz Walker
Vice President of Land Use & Entitlements
Wireless Policy Group, LLC

Copies to: Gloria Wells, Executive Assistant to Commissioner Tick Segerblom
Blanca Vazquez, Whitney TAB, Town Liaison
Tom Gammon, ICT Towers
Regan Gammon, ICT Towers
Ken Lyons, Wireless Policy Group, LLC

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0510-DIAMOND WETLANDS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-007

LAND USE PLAN:

WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way being Broadbent Boulevard to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400020 (ZC-20-0544)	First extension of time for a zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	April 2025
ZC-20-0544	Zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	February 2023
NZC-0552-06	Zone change from R-E to RUD and waiver of development standards for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Related Applications

Application Number	Request
TM-26-500118	A tentative map for a 54 lot single-family attached residential subdivision 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 - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;

- 90 days to record said separate document for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Wetlands Park Lane improvement project;
- 90 days to record said separate document for the Wetlands Park Lane improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND WETLANDS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD #165, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100623

ASSESSOR PARCEL #(s): 161-27-510-007

PROPERTY ADDRESS/ CROSS STREETS: South Broadbent Blvd and Wetlands Park Lane

DETAILED SUMMARY PROJECT DESCRIPTION

1. Tentative Map for a 54 unit townhome development
2. Vacate 5 feet along Broadbent to allow detached sidewalk

PROPERTY OWNER INFORMATION

NAME: Diamond Wetlands LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

*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)*

Darren C. Petersen, Manager

Property Owner (Print)

4-6-2026

Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



August 3, 2026

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

RE: DIAMOND WETLANDS
APN : 161-27-510-007
VACATION OF PUBLIC RIGHT OF WAY
JUSTIFICATION LETTER
APR - 26-100623

Dear Staff,

We respectfully request favorable consideration on the above referenced project for a Vacation of Public Right of Way.

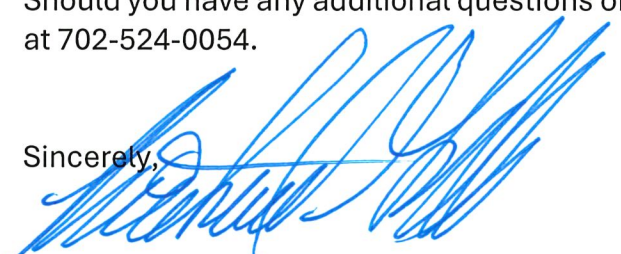
The proposed Vacation is to vacate 5 feet of an existing Right of Way along Broadbent to allow detached sidewalk.

The proposed Vacation is appropriate to comply with current Title 30 detached sidewalk requirements and the following :

1. The proposal is generally consistent with the Whitney Land Use Plan, as amended or reflects conditions that have changed since the adoption of this plan.
2. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any additional questions or require additional information please contact me at 702-524-0054.

Sincerely,



Richard C. Gallegos
Project Director

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500118-DIAMOND WETLANDS, LLC:

TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-007

LAND USE PLAN:

WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.35
- Number of Lots: 54
- Density (du/ac): 12.41
- Project Type: Single-family attached residential
- Minimum/Maximum Lot Size (square feet): 995/1,375
- Open Space Required/Provided: 13,614/75,814

Project Description

The plans show a proposed 54 lot single-family attached residential (townhomes) development that is located on the southeast corner of Broadbent Boulevard and Wetlands Park Lane. Access to the site is from Wetlands Park Lane via a 48 foot wide private street. The development consists of 9 buildings. There is an existing utility easement along the east side of the site running north to south, which is identified as a common element. Additionally, there are 6 other common elements throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400020 (ZC-20-0544)	First extension of time for a zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	April 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0544	Zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	February 2023
NZC-0552-06	Zone change from R-E to RUD and waiver of development standards for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Related Applications

Application Number	Request
VS-26-0510	Vacation and abandonment for a portion of right-of-way 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**

The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category, and consistent with the previously approved single-family attached residential subdivision. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 90 days to record said separate document for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Wetlands Park Lane improvement project;
- 90 days to record said separate document for the Wetlands Park Lane improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street shall have approved street names and suffixes;
- The vicinity map is missing the street suffixes.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0079-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND WETLANDS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S JONES
BOULEVARD #165, LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100623

ASSESSOR PARCEL #(s): 161-27-510-007

PROPERTY ADDRESS/ CROSS STREETS: South Broadbent Blvd and Wetlands Park Lane

DETAILED SUMMARY PROJECT DESCRIPTION

1. Tentative Map for a 54 unit townhome development
2. Vacate 5 feet along Broadbent to allow detached sidewalk

PROPERTY OWNER INFORMATION

NAME: Diamond Wetlands LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*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.

[Signature]
Property Owner (Signature)*

Darren C. Petersen, Manager
Property Owner (Print)

4-6-2026
Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



June 29, 2026

Clark County Current Planning
500 S. Grand Central Parkway, 1st floor
Las Vegas, Nevada

ATTN: Judy Rodriguez

**RE: Diamond Wetlands
APR-26-100623**

PROJECT NO.: 20-09

Dear Judy:

The proposed project is located on approximately 4.35 gross acres and is located on the corner of Wetland Park Lane and Broadbent Boulevard. The property is more particularly described as APN: 161-27-510-007 (the "Site"). We are proposing to develop a 54-lot townhome development. As such, we are seeking a tentative map to map the development. A corresponding application for a zone change (ZC20-0554) was submitted and approved on March 6, 2023. An extension of time (ET25-400020) was also submitted and approved on April 14, 2025.

TENTATIVE MAP

We are proposing to develop 54 single-family attached townhomes. The development will consist of nine (9) buildings. In addition to the 54-lot development, the Site is proposing seven (7) common lots with a total square footage of 75,814 sf when 13,614 sf are required. We are requesting a tentative map consisting of the proposed site plan.

If you should have any questions or require further information, please contact our office at 702.734.9393.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos", written over a light blue horizontal line.

Richard C. Gallegos
Project Director

Cc: 20-09TM JL-062926

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

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

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): _____ 174-02-011-002 to -020 and 174-02-095-003

PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

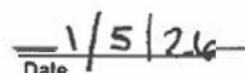
TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*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 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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 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.

Alan L Molasky
Property Owner (Signature)*

Alan L. Molasky
Property Owner (Print)

4/7/20
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:
 - i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
 - ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
 - iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
 - iv. A body of water which stores water used in a mining reclamation project.
 - v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
 - vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0551-DEFT LV 1, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; **2)** allow attached sidewalk; and **3)** modify uniform standard drawing.

DESIGN REVIEW for outdoor storage and display on 3.68 acres in an IL (Industrial Light) Zone.

Generally located south of Emerald Avenue and east of Stephanie Street within Whitney.
JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-403-002; 161-27-403-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking where 14 parking spaces are required per Section 30.04.04C(4) (a 100% reduction).
2. Allow an attached sidewalk along Emerald Avenue where detached sidewalks are required per Section 30.04.08C.
3.
 - a. Reduce the driveway width of the western driveway on Emerald Avenue to 24 feet, where a minimum width of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
 - b. Reduce the driveway width of the eastern driveway on Emerald Avenue to 24 feet where a minimum width of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
 - c. Allow existing pan driveways along Emerald Avenue to remain where commercial curb return driveway as required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 Emerald Avenue
- Site Acreage: 3.68
- Project Type: Outdoor storage
- Building Height (feet): 26 & 25 (2 metal canopies)

- Square Feet: 2,500/2,000
- Parking Required/Provided: 14/0

History & Site Plan

In 1980, the site was approved for an aluminum recycling facility. The site was constructed as originally approved. However, in recent decades it has been used as outdoor storage without entitlements. The plan depicts an existing outdoor storage facility situated on the entire parcel of 161-27-403-003 and an eastern portion of parcel 161-27-403-002.

The drive aisles throughout the property are paved with concrete. Additional concrete slabs are placed throughout the site, where trailers and containers are stored. The property is secured on all sides by a 6 foot chain-link fence with mesh screening on the northern, western, southern, and a portion of the eastern sections. Access to the site is located along the north property line, via Emerald Avenue. The gates are set back 50 feet and 100 feet respectively and will remain closed during business hours. A use permit is required for outdoor storage, as the site does not comply with the conditions of outdoor storage in the IL zone. The outdoor storage facility does not meet the zoning district front setback requirement of 20 feet; nor does it meet the screening requirement from any right of way by an 8 foot high screened fence or wall; and it proposes storage stacked or piled above the height of the screen fence.

Additionally, waivers of development standards are included with this application to eliminate required parking lot, allow an existing attached sidewalk to remain, reduce the driveway widths, and allow existing pan driveways to remain. A design review for the existing outdoor storage facility is included as well as a design review to eliminate the trash enclosure requirement.

Landscaping

No changes are proposed to the approved street landscaping, or modifications/improvements to the property are currently proposed.

Elevations

The facility features 2 metal shade structures topped with fabric cream canopies. Those structures are set back 85 feet and 125 feet south of the north property line. The eastern canopy structure is 26 feet high and 2,500 square feet in area. The western canopy structure is 25 feet high and 2,000 square feet in area.

Applicant's Justification

The applicant states this is an industrial area where similar conditions exist on neighboring and nearby properties. The facility has existed and operated as an outdoor storage facility with no front setbacks for nearly four decades. The applicant is requesting to maintain the existing 6 foot fence with mesh screening. Although the request is for a 2 foot reduction in the screen fencing's height, the outdoor storage area is adequately screened along the northern, eastern and western property lines, where these property lines can be seen from Emerald Avenue. This outdoor storage use is within an industrial area that consists of construction companies and other outdoor storage facilities. Although the storage containers can be seen above the screen fence from Emerald Avenue, it does not negatively impact on the surrounding land uses due to the area

being industrial in nature and having existed and operated in this manner for many years, without issue.

Furthermore, the site currently operates as an outdoor storage facility for shipping containers. This use does not generate typical commercial or retail refuse that would necessitate permanent trash enclosure; and the facility's activity involves shipping container storage, intermittent vehicle access; and minimal on-site staffing. There is no need for onsite parking, as the facility has successfully operated without parking with no issue. Also, allowing the attached sidewalk to remain will maintain continuity with the surrounding development pattern and streetscape, while avoiding unnecessary reconstruction of functioning sidewalk improvements. The driveways have been utilized for many years without any problems or incidents. Given that this outdoor storage facility has low daily traffic, preserving the current driveway will not adversely affect the site's functionality or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-0049-80	An architectural supervision for an aluminum recycling center	Approved by PC	April 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Business Employment	IL	Warehouse & outdoor storage
South	Corridor Mixed-Use	IH	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning 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.

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 request to eliminate the required 14 parking spaces cannot be supported by staff. Even though the applicant states that the facility's activity primarily involves shipping container storage, minimal vehicle access, and minimal or no on-site staffing; the lack of on-site parking, could cause traffic and on-street parking; which could negatively impact neighboring properties.

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.

The purpose of reviewing a special use permit for outdoor storage is to assure the use is compatible with the surrounding area and to assure that the noise and other negative impacts from this use does not impact surrounding properties. Staff finds the use of the subject site is compatible with the surrounding area. The subject site lies between the more intense industrial uses to the west, a mix of residential and commercial uses to the east, along Boulder Highway, and to the south and southwest are vacant and residential areas as well as I-11. Additionally, the immediate neighboring areas are industrial in nature.

However, staff is concerned that this site has operated without the privilege of land use entitlements for several decades and presently, the applicant is not providing any betterment to the existing site conditions. Title 30 Development Code requires industrial uses such as this to provide screening, parking lot, setbacks, and trash enclosures among other items to ensure the sites are developed in a harmonious manner. Staff also finds the proposed use of the property for outdoor storage would not support Master Plan Goal 6.2 which encourages enhance quality of development in unincorporated Clark County as well as Policies 6.2.1 and 6.2.3, which promote context-sensitive design and support appropriate transitions between uses. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2

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

Waiver of Development Standards #3

The request to allow the existing pan driveway to remain, combined with the request to allow the existing driveway width to remain, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Additionally, commercial curb return

driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Reconstruct any unused driveways with full off-site improvements;
- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEFT LVI, LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100490

ASSESSOR PARCEL #(s): 161-27-403-003 and 161-27-403-002

PROPERTY ADDRESS/ CROSS STREETS: 5875 Emerald Avenue I East of Stephanie and South of Emerald

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit, Design Review and Waiver of Development Standards for Outdoor Storage

PROPERTY OWNER INFORMATION

NAME: DEFT LVI, LLC

ADDRESS: 2850 W. Horizon Ridge, Suite 200

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: DEFT LVI, LLC

ADDRESS: 2850 W. Horizon Ridge, Suite 200

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer & Lexa Green - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

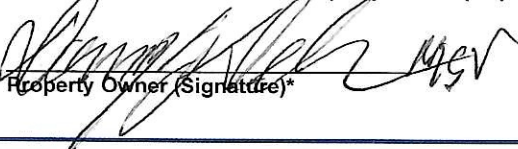
TELEPHONE: 702-792-7000

CELL 702-792-7031

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)*

Douglas DeClusin

Property Owner (Print)

4/25/26
Date

July 15, 2026

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Design Review, Special Use Permit and Waivers of Development Standards*
APN: 161-27-403-002 and -003

To Whom It May Concern:

Please be advised this firm represents the Applicant in the above referenced matter. The site is located on approximately 2 acres, located at 5875 Emerald Avenue, Las Vegas, NV 89122 (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers (“APNs”) 161-27-403-002 and -003. The Applicant is requesting approval of design review and waivers of development standards for an existing outdoor storage facility. By way of background, the Property has served as an outdoor storage site for nearly four (4) decades. The Applicant now submits these applications to allow the legal authorization of the current use. The existing outdoor storage area will remain as currently configured, with no site modifications.

DESIGN REVIEW

The Applicant requests a design review for the existing outdoor storage facility situated on the entire parcel of 161-27-403-003 and an eastern portion of parcel -002. Access to this facility is provided from the north via a 24-foot-wide paved and gated drive on Emerald Avenue. The gate operates manually and will remain closed during business hours. The gate meets setback requirements, where it is setback 50 feet from the northern property line. Another driveway exists along Emerald Avenue, near the northeast corner of the Property. This driveway is not utilized and will remain permanently closed.

The drive aisle throughout the property is paved with concrete. Additional concrete slabs are placed throughout the Property, where trailers and containers are stored. The property is secured on all sides by a six-foot chain link fence with a foot of barbed wire on top, with mesh screening on the northern, western, southern and a portion of the eastern sections. Additionally, the facility features two (2) metal shade structures topped with cream canopies. The easternmost structure is 26 feet tall, with the westernmost one being 25 feet tall. There is no existing or proposed landscaping, either internally or along the perimeter, and no modifications or improvements to the property are proposed. With that, there are no sustainability factors being provided in this application.

SPECIAL USE PERMIT

Outdoor storage and display is a conditional use within an IL zoning district, requiring compliance with specific conditions detailed in Title 30.03.07.D.4. Where conditions cannot met and may be waived, a special use permit is required, per Title 30.03.01.B.2. The Applicant requests a special use permit to waive the following conditions:

- Outdoor storage and display shall meet the zoning district setback requirement of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8-foot-high screened fence or wall.
- Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8-foot-high screened fence or wall.
- Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall.

Front Setback – Sections 30.02.19, 30.03.01.B.2 and 30.03.07.D.4

The outdoor storage areas must meet a 20-foot front setback or be screened by an 8-foot screening fence or wall, according to the first condition (*See* 30.03.07.D.4). Currently, the Property does not provide any front setbacks for its storage areas. The Applicant requests a special use permit to waive the front setback requirement while maintaining the existing six-foot chain link perimeter fence with mesh screening. The request to eliminate the front setback will not negatively impact the Property or adjacent properties. This is an industrial area where similar conditions exist on neighboring and nearby properties. Additionally, the Property has existed and operated as an outdoor storage facility with no front setbacks for nearly four (4) decades. These reasons, conditions and characteristics support the request for the elimination in setbacks. Therefore, surrounding properties will not be negatively impacted by these requests.

Screening – Sections 30.03.01.B.2 and 30.03.07.D.4

The outdoor storage area must be screened along the northern property line, adjacent to Emerald Avenue, by an 8-foot fence. The Applicant requests a special use permit to maintain the existing 6-foot fence with mesh screening. Although the request is for a 2-foot reduction in the screen fencing's height, the outdoor storage area is adequately screened along the northern, eastern and western property lines, where these property lines can be seen from Emerald Avenue. This request is to allow for a condition that has existed for many years without issue. Due to its existence and the Property's location in an industrial area, the request will not negatively impact the Property or surrounding land uses.

Stacked or Piled Storage – Sections 30.03.01.B.2 and 30.03.07.D.4

The Applicant requests a special use permit to allow the stacking of outdoor storage materials above the existing 6-foot perimeter fence (*See* 30.03.07.D.4). This outdoor storage use is located in an industrial area that consists of construction companies and other outdoor storage facilities. Although the storage containers can be seen above the screen fence from Emerald Avenue, it does not negatively impact the Property or surrounding land uses due to the area being industrial in nature and having existed and operated in this manner for many years, without issue.

WAIVERS OF DEVELOPMENT STANDARDS – PLANNING

Trash Enclosure – Section 30.04.05.D.5

The Applicant requests a waiver to eliminate the trash enclosure requirement for an existing outdoor storage facility. The Property currently operates as an outdoor storage facility for shipping containers. This use does not generate typical commercial or retail refuse that would necessitate permanent trash enclosure. The outdoor storage facility's activity primarily involves shipping container storage, intermittent vehicle access; and minimal on-site staffing.

Parking Lot – Section 30.04.04.D.1

The Applicant requests a waiver to eliminate parking requirements, where 14 parking spaces are required. The outdoor storage facility's activity primarily involves shipping container storage, intermittent vehicle access; and minimal on-site staffing. There is no need for onsite parking, as the Property has successfully operated without parking with no issue.

Parking Lot Landscaping – 30.04.01.D.8

The Applicant requests a waiver to eliminate parking lot landscaping, where three (3) trees are required. The Property has operated as an outdoor storage facility for nearly four (4) decades without any internal landscaping. There are no proposed changes to the Property or its landscaping. Additionally, as previously stated, there is no need for onsite parking for the current outdoor storage operations, and therefore, parking lot landscaping will not be provided.

WAIVERS OF DEVELOPMENT STANDARDS – PUBLIC WORKS

Detached Sidewalks – Section 30.04.08.5.ii.a

The Applicant requests a waiver to allow existing attached sidewalks in lieu of detached sidewalks along Emerald Avenue. The sidewalks are already constructed and attached along the Property, as well as long properties to the east, west and across the street. Requiring detached sidewalks for this approximately 220-foot stretch would create an inconsistent pedestrian design along the south side of Emerald Avenue. The proposed waiver will maintain continuity with the surrounding development pattern and streetscape, while avoiding unnecessary reconstruction of functioning sidewalk improvements.

Commercial Driveway Configuration – USD 222.1

The Applicant requests the following waivers related to the commercial driveway standards:

- A waiver to reduce the driveway width of the wester driveway on Emerald Avenue to 24 feet, where a minimum width of 32 feet is required.

- A waiver to allow the existing western driveway on Emerald Avenue to remain as constructed and to not install a commercial curb return driveway.
- A waiver to reduce the driveway width for the eastern driveway on Emerald Avenue to 24 feet, where a minimum width of 32 feet is required.
- A waiver to allow the existing eastern driveway on Emerald Avenue to remain as constructed and to not install a commercial curb return driveway.

The driveway exists, and no modifications are proposed or planned. It has been utilized for many years without any problems or incidents. Given that this outdoor storage facility has low daily traffic, preserving the current driveway will not adversely affect the Property's functionality or the surrounding area.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Lexa D. Green', with a stylized, cursive script.

Lexa D. Green