



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 28, 2026

6:00pm

AGENDA

Note:

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

Board/Council Members: Randal Okamura, Chair
Kriselle Gabriel
Justine McDowell

Matthew Tramp, Vice Chair
Patrick Dierson

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

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

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

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

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

- III. Approval of Minutes for July 14, 2026. (For possible action)
- IV. Approval of the Agenda for July 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 1. **UC-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:**
USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley. MN/tpd/cv (For possible action) 08/18/26 PC
 2. **AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION INC & MARSON JAN T:**
ZONE CHANGE FIRST APPLICATION FOR REVIEW to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.
USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/rp/cv (For possible action) 08/19/26 BCC
 3. **ZC-26-0370-PALM MORTUARY, INC.:**
ZONE CHANGE to reclassify a 1.61 acre portion of a 4.34 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley (description on file). MN/md (For possible action) 08/19/26 BCC
 4. **VS-26-0371-PALM MORTUARY INC:**
VACATE AND ABANDON a portion of a right-of-way being Myers Street located between Warm Springs Road and Arby Avenue within Spring Valley (description on file). MN/jam/cv (For possible action) 08/19/26 BCC

5. **DR-26-0372-PALM MORTUARY, INC.:**
DESIGN REVIEW for a proposed parking lot on a 4.34 acre portion of an 8.89 total acre site in conjunction with an existing commercial development in an IP (Industrial Professional) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley. MN/jam/cv (For possible action) 08/19/26 BCC
6. **DR-26-0408-UNCOMMONS LIVING BLDG 1, LLC:**
DESIGN REVIEWS for the following: 1) office and retail building; and 2) modifications to the existing pedestrian realm on a 1.39 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC215 within Spring Valley. MN/rr/cv (For possible action) 08/19/26 BCC
7. **ET-26-400067 (UC-25-0092)-PINECREST ACADEMY NEVADA:**
USE PERMIT FIRST EXTENSION OF TIME for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Edna Avenue and east of Lindell Road within Spring Valley. JJ/jm/cv (For possible action) 08/19/26 BCC
8. **VS-26-0381-REMINGTON UTE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/cv (For possible action) 08/19/26 BCC
9. **WS-26-0382-REMINGTON UTE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action) 08/19/26 BCC
10. **TM-26-500096-REMINGTON UTE, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action) 08/19/26 BCC
11. **UC-26-0302-RDXNWP, LLC:**
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) 08/19/26 BCC

12. **WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):**

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (recreation center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley. MN/jgh/cv (For possible action) 08/19/26 BCC

13. **WS-26-0385-MILLROSE PROPERTIES NEVADA, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a previously approved single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rochelle Avenue and west of El Capitan Way within Spring Valley. JJ/hw/cv (For possible action) 08/19/26 BCC

VII. General Business

1. Review FY2025 – FY2026 budget request(s) and take public input regarding suggestions for FY2026 -FY2027 budget (s). (For possible action).

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 11, 2026.

X. Adjournment.

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

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

<https://notice.nv.gov>



Spring Valley Town Advisory Board

July 14, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, EXCUSED	Matthew Tramp, Vice Chair PRESENT Patrick Dierson EXCUSED
E		
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Jennifer Leslie, Current Planning

II. Public Comment

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

- **None**

III. Approval of **June 30, 2026**, Minutes (For possible action)

Motion by: Kriselle Gabriel

Action: **APPROVE** as amended

Vote: 3-0/Unanimous

IV. Approval of Agenda for **July 14, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

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

- Applications are available to serve on the Family Services Citizen's Advisory Committee.

VI. Planning & Zoning

1. **SDR-26-0312-LVWS CIMARRON, LLC SIGN DESIGN REVIEWS** for the following: 1) increase the area of project entrance signs; and 2) increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/rr/cv (For possible action) 07/21/26 PC

Motion by: **Matthew Tramp**

Action: **DENY**

Vote: 3-0/Unanimous

2. **WC-26-400059 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC: WAIVERS OF CONDITIONS** of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action) 08/04/26 PC

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 3-0/Unanimous

3. **UC-26-0345-HOVHANNISYAN ASYA: USE PERMIT** to allow a daycare **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) parking area design access; 4) eliminate bicycle parking; 5) reduce parking; and 6) alternative driveway geometrics for a proposed daycare in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Grand Canyon Drive and north of Reno Avenue within Spring Valley. JJ/ji/kh (For possible action) 08/05/26 BCC

Motion by: **Matthew Tramp**

Action: **DENY**

Vote: 3-0/Unanimous

VII. General Business

1. None

VIII. Comments by the General Public-

A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- **Neighbor requested the County install left turn signal at Torrey Pines and Desert Inn.**

IX. Next Meeting Date: **July 28, 2026**

X. Adjournment

Motion by: Randy Okamura
Action: **ADJOURN** meeting at 7:01 p.m.
Vote: 3-0/Unanimous

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:

USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone.

Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley.
MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-23-604-001; 163-23-604-006 through 163-23-604-007 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4455 S. Jones Boulevard
- Site Acreage: 3.82 (overall site)
- Project Type: Avocational training facility
- Number of Stories: 1
- Square Feet: 2,120 (proposed use)/33,302 (overall site)

Site Plan

The plan depicts an existing commercial complex with 5 existing buildings. The proposed avocational training facility will be within the eastern portion of "Building E". Access to the site is provided via University Avenue and Jones Boulevard. Existing parking spaces are located throughout the site.

Landscaping

No landscaping is proposed with this request.

Elevations

The pictures depict an existing building with a beige stucco exterior and a flat roof.

Floor Plans

The plan depicts an existing building with an open layout, office space, and bathrooms.

Applicant's Justification

The proposed avocational training facility will provide students with lessons in acting, on-camera performances and similar disciplines. Lessons will be taught with no more than 12 students per class and will operate Monday through Sunday from 10:00 am to 9:00 pm. There will not be any live entertainment or outdoor instruction provided. The applicant believes that this proposed use is consistent with the surrounding area, Clark County's Master Plan, and will have no adverse impact on the adjacent community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0696	Use permit for personal services	Approved by PC	March 2023
UC-1133-03	Use permit for live entertainment	Approved by BCC	November 2003
VS-0234-01	Vacated and abandoned easements of interest	Approved by PC	April 2001
TM-500258-00	Tentative map and extension of time for one commercial lot	Approved by PC	August 2000
ZC-0416-97	Zone change to reclassify from C-P to C-1 and C-P for an office complex	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Mini-warehouse
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Multi-family residential
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that this request aligns with the existing commercial complex and will have no adverse effect on the surrounding community. The use is compatible with other uses within the complex, and will not create any additional parking demand. Furthermore, this request aligns with Policy 5.1.1 of the Master Plan. This policy seeks to support an environment for small businesses and entrepreneurs. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTINA PENN

CONTACT: CHRISTINA PENN, 501 LOB WEDGE COURT, LAS VEGAS, NV 89144



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0391

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

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

Date 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/18/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 2003536.071-121

ASSESSOR PARCEL #(s): 163-23-604-006

PROPERTY ADDRESS/ CROSS STREETS: 4455 S. Jones Blvd., Ste. 3, Las Vegas, NV 89103

DETAILED SUMMARY PROJECT DESCRIPTION

The Zoning business license sign-off was rejected on 08/13/2025 as an avocational training facility for an acting academy/acting class requires an approved Special Use Permit in a CP zone (4455 S Jones Blvd).

PROPERTY OWNER INFORMATION

NAME: Katherine W. Matravers

ADDRESS: 28102 Tefir

CITY: Mission Viejo

STATE: CA ZIP CODE: 92692

TELEPHONE: 612-532-2350 CELL 612-532-2359

APPLICANT INFORMATION (information must match online application)

NAME: Christina Penn

ADDRESS: 501 Lob Wedge Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: (702) 308-8656 CELL (702) 308-8656 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Christina Penn

ADDRESS: 501 Lob Wedge Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: (702) 308-8656 CELL (702) 308-8656 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.

Katherine Matravers

Katherine Matravers

10/27/2025 | 10:05 AM PDT

Property Owner (Signature)*

Property Owner (Print)

Date

Penn Talent & Entertainment, LLC
4455 South Jones Boulevard, Suite 3
Las Vegas, Nevada 89103

June 15, 2026

To:

Planning Manager

City of Las Vegas Planning Department / Clark County Comprehensive Planning Department

Email: pwlanduse@clarkcountynv.gov

Subject: Justification Letter – Special Use Permit Request for Vocational Acting Academy

Property Address: 4455 South Jones Boulevard, Suite 3, Las Vegas, NV 89103

Assessor's Parcel Number: 163-23-604-006

Applicant: Penn Talent & Entertainment/Goldman Penn Entertainment, LLC

1. Description of the Proposed Use

As of May 15, 2026, Penn Talent & Entertainment, LLC, previously known as Goldman Penn Entertainment, LLC, proposes to operate a vocational acting and performance training academy within leased premises at an existing commercial office building located at 4455 South Jones Boulevard, Suite 3, Las Vegas, NV 89103. The academy will provide professional instruction in acting, on-camera performance, and related disciplines. The use will occupy approximately 2,100 square feet of the building and will include classroom space, small performance/rehearsal areas, and administrative offices.

Class sessions will be limited to a maximum of twelve students per class, supervised by one instructor. Typical hours of operation are Monday through Sunday, 10 a.m. – 9 p.m., with classes normally held between 7 p.m. and 9 p.m. No amplified music, outdoor instruction, or late-night performances are proposed.

2. Purpose of the Request

The property's zoning designation, C-P Professional Office, does not permit this educational/training use. A Special Use Permit ("SUP") is therefore required to allow the academy to operate in accordance with Title 30 of the Clark County Code (Unified Development Code).

3. Justification and Findings

A. Compatibility with the Surrounding Area

The proposed academy is compatible with adjacent commercial and professional uses along South Jones Boulevard. The instruction is conducted entirely indoors and produces minimal noise, traffic, or environmental impact. Typical nearby uses include retail, restaurants, offices, service commercial, and other professional services; the academy's hours are consistent with these.

B. Traffic and Parking Considerations

Adequate parking is available on-site, with approximately eighty unreserved spaces available for tenants and clients. Student arrivals are staggered throughout the day, minimizing congestion. The academy anticipates fewer than twelve vehicles on-site during peak hours.

C. Impact on Public Services

The proposed use will not burden public utilities, water, or sanitation systems. No hazardous materials are used or stored. Building and fire code occupancy limits will be respected, and the facility will comply with all life-safety requirements.

D. Harmony with the Intent of the Zoning District

The academy's educational and cultural purpose supports the district's intent to provide community-serving professional and service-oriented uses. Its quiet, low-intensity operations are in keeping with the office/commercial character of the area.

E. Consistency with the Comprehensive Plan

This proposal furthers the goals of the Comprehensive Plan by encouraging small-business development, promoting arts and education opportunities, and reusing existing commercial space in a sustainable manner.

4. Community Outreach and Mitigation Measures

Prior to filing, the Applicant will notify all other tenants in the building, adjacent property owners, and property-management representatives of the proposal. We are committed to addressing any concerns about parking, signage, or hours of operation. Signage will comply with applicable codes, and noise-insulating measures (interior partitions, sound-dampening materials) will ensure classroom instruction remains unobtrusive.

5. Conclusion

The Applicant respectfully requests approval of this Special Use Permit. The proposed acting academy will enhance the community by providing professional arts education in a well-maintained facility with minimal impact. We believe the request meets or exceeds all findings required under Title 30 of the Clark County Code (Unified Development Code).

Thank you for your consideration. We look forward to working with Planning staff, the Commission, and the County/City Council to ensure the project complies with all requirements.

Sincerely,



Christina Jayne Penn
Managing Member
Penn Talent & Entertainment, LLC
4455 South Jones Boulevard, Suite 3
Las Vegas, NV 89103
Phone: (702) 308-8656
Email: christina@penntalentandentertainment.com

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION INC & MARSON JAN T:

ZONE CHANGE FIRST APPLICATION FOR REVIEW to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider.

Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

176-09-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; autism awareness month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (e.g. pool parties; movie nights; live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8390 W. Windmill Lane

- Site Acreage: 4.69
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

History, Request & Site Plan

The application was previously approved for a training facility for young people with special needs such as Autism and Down Syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. There will be indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24-hour accommodations or medical care of patients.

The subsequent applications for the project include ET-22-400031 (UC-21-0095) and conditioned the site until April 21, 2023 to complete and review as a public hearing. A second extension of time, ET-23-400042 (UC-21-0095) was approved and conditioned the site until April 21, 2025, to complete and review as a public hearing. Additionally, a third extension of time, ET-25-400024 (UC-21-0095), was approved by the Board of County Commissioners and was conditioned until April 21, 2026 for review. The applicant is now requesting a first application for review.

This site is developed as a horse riding/rental stable facility in conjunction with an existing single-family residence. The previously approved plans depict a total of 4 existing buildings which will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting green course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

Landscaping, Elevation, & Floor Plan

No new design standards are proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400024 (ZC-21-0095):

Comprehensive Planning

- Until April 21, 2027 to commence Building 4 unless extended with approval of an extension of time;
- Until April 21, 2026 to review the application or the application will expire;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for ET-23-400042 (ZC-21-0095):

Comprehensive Planning

- Until April 21, 2025 to complete;
- Until April 21, 2025 to review the use permits as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400031 (ZC-21-0095):

Current Planning

- Until April 21, 2023 to complete and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0095:

Current Planning

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Limit of 2 outdoor events a month;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

Applicant's Justification

The applicant indicated that The Garden Foundation, Inc., is requesting a one year application review to continue operating the existing cafe as a vocational training site for adults with disabilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400024 (ZC-21-0095)	Third extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	April 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400042 (ZC-21-0095)	Second extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	June 2023
ET-22-400031 (ZC-21-0095)	First extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	April 2022
ZC-21-0095	Reclassified this site to C-P for a major training facility, recreational facility, and live entertainment	Approved by BCC	April 2021
UC-0730-16	Recreational facility (wedding venue and private events) in conjunction with an existing single-family residence - expired	Approved by BCC	January 2017
VS-0729-16	Vacated and abandoned a portion of right-of-way being Gagnier Boulevard - recorded	Approved by BCC	January 2017
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse riding/rental stable in conjunction with an existing single-family residence	Approved by PC	February 2014
UC-1775-06	Guest house and accessory structure/uses	Approved by PC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO)	Single-family residential
East	Neighborhood Commercial	RS3.3	Single-family residential
West	Neighborhood Commercial	PF	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**

A review was required ET-25-400024 (ZC-21-0095). Staff find that since the approval of ZC-21-0095 a substantial amount of work has been completed. The facility is open and operational aside from the completion of Building 4, which will house recreational amenities. Applicant has demonstrated. Therefore, staff has no objection to this application for review.

Public Works - Development Review

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

**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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEURODIVERSE PARTNERSHIPS

**CONTACT: NEURODIVERSE PARTNERSHIPS, 848 ELMSTONE PLACE, LAS VEGAS,
NV 89138**



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): AR-26-400060

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 7/28/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # NOFO 25-400024

ASSESSOR PARCEL #(s): 176-09-401-005

PROPERTY ADDRESS/ CROSS STREETS: 8390 W. Windmill Lane Las Vegas, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

One-year Application review for ET-25-400024 (ZC-21-0095)

PROPERTY OWNER INFORMATION

NAME: The Garden Foundation & Jan T Marson

ADDRESS: 8390 W. Windmill Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-246-2950

CELL 702-524-0758

APPLICANT INFORMATION (information must match online application)

NAME: The Garden Foundation, Inc

ADDRESS: 8342 Beldina St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 702-246-2950

CELL 702-524-0758

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

CELL

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

3/9/26



April 21, 2026

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

Re: Justification Letter – ET-25-400024 (ZC-21-0095)

Dear Mr. Miller,

The Garden Foundation, Inc., is seeking a one-year application review for ET-25-400024 (AC-21-0095) to apply for a use permit to operate the existing café as The Garden Foundation's vocational training site program for adults with disabilities. Through vocational training, the clients will be able to utilize the café to sell coffee and pre-baked pastries to the public. Our goal is to fill the existing gap for adults with disabilities to receive life skills and vocational training through The Garden Foundation.

Warm regards,

Jennifer Samuel
Facilities and Property Manager
702-373-5992
Jennifer@neurodiversepartnerships.com

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0370-PALM MORTUARY, INC.:

ZONE CHANGE to reclassify a 1.61 acre portion of a 4.34 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located north of Warm Springs Road and east of Myers Street within Spring Valley (description on file). MN/md (For possible action)

RELATED INFORMATION:

APN:

176-04-801-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7979 W. Warm Springs Road
- Site Acreage: 1.61 (request)/4.34 (overall site)
- Existing Land Use: Funeral home

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. The zone change request to Industrial Park (IP) is appropriate for the following reasons: 1) the adjacent 15 acres is zone IP; 2) Warm Springs Road is designated as an arterial street; and 3) the project site is in between the 2 busy commercial intersections of Warm Springs Road/Bufalo Drive and Warm Springs Road/Cimarron Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0846-15	Waiver of development standards to permit a wall sign and a design review for a comprehensive sign plan in conjunction with a funeral home	Approved by BCC	February 2016
(ET-400027-14) UC-0515-06	Fourth extension of time for a use permit and design review to commence a funeral home	Approved by PC	April 2014
(ET-400035-12) UC-0515-06	Third extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2012

Prior Land Use Requests

Application Number	Request	Action	Date
(ET-400075-10) UC-0515-06	Second extension of time for a use permit and design review to commence a funeral home	Approved by PC	June 2010
(ET-400071-08) UC-0515-06	First extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2008
UC-0515-06	Use permit and design review for a funeral home	Approved by PC	May 2006
VS-2016-04	Vacation and abandonment of Capovilla Avenue - recorded	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP	Warehouse
South	Neighborhood Commercial	RM32	Multi-family - currently under construction
West	Business Employment	RS3.1	Single-family residential

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

Related Applications

Application Number	Request
DR-26-0372	A design review for a parking lot is a companion item on this agenda.
VS-26-0371	A vacation and abandonment for right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The intent of the Industrial Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. The planned land use for the adjacent parcels to the north, east, and west is for Business Employment (BE) which allows for Industrial Park (IP) zoning. The surrounding area consists of a mixture of commercial, industrial, and residential development. The Industrial Park (IP) zoning district is the least intense industrial district, and should not have an impact on the surrounding land uses and properties. The proposed zone change complies with Policy 5.5.1 of the Master Plan which encourages maintaining the viability of designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-

designated parcels to alternate uses. For these reasons, staff finds the request for Industrial Park (IP) zoning appropriate for this location.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MYERS PROPERTY

**CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0370/VS-26-0371/DR-26-0372

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 07/28/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

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Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

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MOAPA VALLEY

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State Route 160, Mountain Springs

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Kathleen Hickman, Secretary
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Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100288

ASSESSOR PARCEL #(s): 178-04-801-015 and 178-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Palm Mortuary, Inc.

ADDRESS: P O Box 130848

CITY: Houston

STATE: TX

ZIP CODE: 77219

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Myers Property, LLC

ADDRESS: 7135 S. Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kemper Crowell -- Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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


Property Owner (Signature)*

Cecilia Dilib
Property Owner (Print)

5/7/2024
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 28-100268

ASSESSOR PARCEL # (s): 176-04-801-015 and 176-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Myers Property, LLC

ADDRESS: 701 S Carson St Ste 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Myers Property, LLC

ADDRESS: 701 S Carson St Ste 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lezovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

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Robin Zane

Property Owner (Signature)*

Robin Zane

Property Owner (Print)

6/5/2026

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
O: 702.792.7050

May 22, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***Re: Justification Letter – Vacate and Abandon Portion of Myers Street
APN: 176-04-801-015***

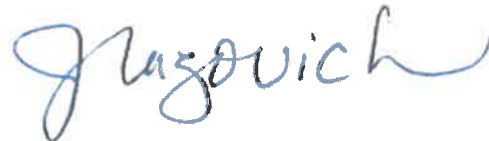
To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting to develop a parking lot on the north portion of property generally located at the northeast corner of Warm Springs Road and Myers Street. The property is more particularly described as APN: 176-04-801-015 (the "Site"). As part of the off-site improvements and as required by Title 30 Developments, the Applicant is proposing a detached sidewalk along Myers Street adjacent to the north half of the Site. To provide the detached sidewalk, the Applicant is requesting to vacate and abandon a 5-foot-wide portion of Myers Street adjacent to the north half of the Site. The proposed vacation and abandon is consistent with the proposed site plan submitted with the design review and conforming zone change from Residential Suburban 20 ("RS20") to Industrial Park ("IP") applications, both submitted separately and concurrently.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0371-PALM MORTUARY INC:

VACATE AND ABANDON a portion of a right-of-way being Myers Street located between Warm Springs Road and Arby Avenue within Spring Valley (description on file). MN/jam/cv
(For possible action)

RELATED INFORMATION:

APN:

176-04-801-015; 176-04-814-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of the existing right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0100	Use permit, waivers of development standards, and a design review for a health club - *APN 176-04-814-001 only	Approved by PC	March 2025
WS-0846-15	Waiver of Development Standards to permit a wall sign and a design review for a comprehensive sign plan in conjunction with a funeral home	Approved by BCC	February 2016
(ET-400027-14) UC-0515-06	Fourth extension of time for a use permit and design review to commence a funeral home	Approved by PC	April 2014
(ET-400035-12) UC-0515-06	Third extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2012
(ET-400075-10) UC-0515-06	Second extension of time for a use permit and design review to commence a funeral home	Approved by PC	June 2010
(ET-400071-08) UC-0515-06	First extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2008
UC-0515-06	Use permit and design review for a funeral home	Approved by PC	May 2006
VS-2016-04	Vacation and abandonment of Capovilla Avenue - recorded	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP	Health club & Warehouse
South	Neighborhood Commercial	RM32	Multi-family - currently under construction
West	Business Employment	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0370	A zone change from RS20 to IP zoning is a companion item on this agenda.
DR-26-0372	A design review for a parking lot 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MYERS PROPERTY

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0370/VS-26-0371/DR-26-0372

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 07/28/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100288

ASSESSOR PARCEL #(s): 178-04-801-016 and 178-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Palm Mortuary, Inc.

ADDRESS: P O Box 130648

CITY: Houston

STATE: TX

ZIP CODE: 77219

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Myers Property, LLC

ADDRESS: 7135 S. Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kemper Crowell -- Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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


Property Owner (Signature)*


Property Owner (Print)

5/7/2026
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 28-100288

ASSESSOR PARCEL #(s): 176-04-801-015 and 176-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Myers Property, LLC

ADDRESS: 701 S Carson St Ste 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

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CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

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Robin Zane

Property Owner (Signature)*

Robin Zane

Property Owner (Print)

6/5/2026

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 22, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter – Conforming Zone Change
APN: 176-04-801-015**

To Whom It May Concern:

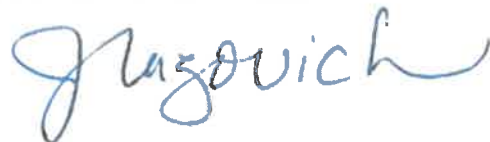
Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting to develop a parking lot on the north portion of property generally located at the northeast corner of Warm Springs Road and Myers Street. The property is more particularly described as APN: 176-04-801-015 (the "Site"). The Applicant is requesting a conforming zone change from Residential Suburban 20 ("RS20") to Industrial Park ("IP") along with a design review for a parking lot and vacation and abandonment for a portion of right-of-way to allow for a detached sidewalk along Meyers Street, both submitted separately and concurrently.

The Site's master plan is Business Employment ("BE"). An IP zone district is an allowed zoning district in the BE master plan. Therefore, the zone change request to IP conforms to the BE master plan. In addition to the conforming request, a zone change from RS20 to IP is appropriate as the Site is (1) the adjacent 15 acres are zoned IP, (2) along Warm Spring Road, a busy 100-foot right-of-way, and (3) the Site is in between the two busy commercial intersections of Warm Springs Road/Bufalo Drive and Warm Springs Road/Cimarron Road.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0372-PALM MORTUARY, INC.:

DESIGN REVIEW for a proposed parking lot on a 4.34 acre portion of an 8.89 total acre site in conjunction with an existing commercial development in an IP (Industrial Professional) Zone.

Generally located north of Warm Springs Road and east of Myers Street within Spring Valley. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-04-801-015; 176-04-814-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.34 acre portion within an 8.89 total acre site
- Project Type: parking lot

History & Site Plan

Parcel 176-04814-001 was previously approved as a distribution center, and was subsequently approved as a health club via UC-25-0100. The plan depicted a two-story building at a total square footage of 166,520. A parking study was provided at the time showing that 127 parking spaces were sufficient while 521 were required. The applicant is requesting to develop an additional 156 parking spaces on the northern portion of APN 176-04-801-015 to the south. The site design shows cross access between both parcels; however, the southern portion of the parking lot does not connect to the existing funeral home to the south.

Landscaping

The plans depict two, 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk adjacent to Myers Street. The street landscape area consists of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site.

Applicant's Justification

The applicant states that the design review is needed to provide 156 additional parking spaces to support the fitness center approved under UC-25-0100 on the adjacent parcel, noting that additional parking is needed and that the parking lot is a permitted use in the IP zone pursuant to

Title 30.03.06B(8). The justification explains that the project includes required perimeter and interior landscaping, cross-access to the fitness center along both side property lines, and off-site improvements such as a detached sidewalk along Meyers Street

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0100	Use permit, waivers of development standards, and a design review for a health club - *APN 176-04-814-001 only	Approved by PC	March 2025
WS-0846-15	Waiver of Development Standards to permit a wall sign and a design review for a comprehensive sign plan in conjunction with a funeral home	Approved by BCC	February 2016
(ET-400027-14) UC-0515-06	Fourth extension of time for a use permit and design review to commence a funeral home	Approved by PC	April 2014
(ET-400035-12) UC-0515-06	Third extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2012
(ET-400075-10) UC-0515-06	Second extension of time for a use permit and design review to commence a funeral home	Approved by PC	June 2010
(ET-400071-08) UC-0515-06	First extension of time for a use permit and design review to commence a funeral home	Approved by PC	May 2008
UC-0515-06	Use permit and design review for a funeral home	Approved by PC	May 2006
VS-2016-04	Vacation and abandonment of Capovilla Avenue - recorded	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CC (AE-60)	Multi-family residential development
South	Neighborhood Commercial	R-4	Multi-family - currently under construction
East	Business Employment	IP (AE-60)	Office/warehouses
West	Business Employment	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0370	A zone change from RS20 to IP zoning is a companion item on this agenda.
VS-26-0371	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed parking lot is designed as a functional extension of the existing fitness center, with a layout that provides clear circulation, defined access from Myers Street, ADA-compliant routes, and cross-access connections along both side property lines. The site plan shows organized parking fields, appropriate stall dimensions, required loading accommodations, and perimeter CMU walls that provide consistent screening compatible with surrounding industrial development. Landscaping is provided in accordance with Sections 30.04.01 and 30.04.02, including new street and parking lot trees, shrubs, and groundcover and the detached sidewalk along Myers Street enhances pedestrian connectivity.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- 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.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MYERS PROPERTY

**CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0370/VS-26-0371/DR-26-0372

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 07/28/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100266

ASSESSOR PARCEL #(s): 178-04-801-015 and 178-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warner Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Palm Mortuary, Inc.

ADDRESS: P O Box 130648

CITY: Houston

STATE: TX

ZIP CODE: 77219

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Myers Property, LLC

ADDRESS: 7135 S. Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaepler Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

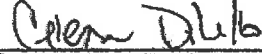
CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164874

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

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


Property Owner (Signature)*


Property Owner (Print)

5/7/2026
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 28-100288

ASSESSOR PARCEL #(s): 176-04-801-015 and 176-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Myers

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change and design review to add a parking lot to an approved fitness center

PROPERTY OWNER INFORMATION

NAME: Myers Property, LLC

ADDRESS: 701 S Carson St Ste 200

CITY: Carson City

STATE: NV ZIP CODE: 89701

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

APPLICANT INFORMATION (information must match online application)

NAME: Myers Property, LLC

ADDRESS: 701 S Carson St Ste 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

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

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164874

*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.

Robin Zane

Property Owner (Signature)*

Robin Zane

Property Owner (Print)

6/5/2026

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnylaw.com
D: 702.792.7050

May 22, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***Re: Justification Letter – Design Review for a Parking Lot
APN: 176-04-801-015***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting to develop a parking lot on the north portion of property generally located at the northeast corner of Warm Springs Road and Myers Street. The property is more particularly described as APN: 176-04-801-015 (the "Site"). In addition to the design review request for a parking lot, the Applicant also submits, concurrently and separately, a conforming zone change from Residential Suburban 20 ("RS20") to Industrial Park ("IP") and a vacation and abandonment for portion of right-of-way to allow for a detached sidewalk along Meyers Street.

BACKGROUND

By way of background, on March 18, 2025 the Board of County Commissioners approved UC-25-100 allowing for a fitness center (personal services) in an existing 166,560 square foot, 41-foot tall warehouse building on property immediately north of the Site, more particularly described as APN:176-04-814-001 (the "Fitness Center Property"). The Fitness Center Property currently provides 127 parking spaces. Because additional parking is needed, the Applicant is proposing a parking lot on the north portion of Site and cross access between the north portion of the Site and the Fitness Center Property.

DESIGN REVIEW

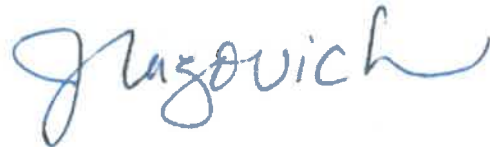
Pursuant to Title 30.03.06(B)(8), a parking lot is a permitted use. The Site, pending the current conforming zone change request, will be zoned IP. Therefore, the proposed parking lot is permitted on the Site.

The Applicant is requesting to develop a 156-parking space parking lot on the north half of the Site. The north portion of the Site will have cross access with the Fitness Center Property along the west and east property lines. The north portion of the Site will provide all the required perimeter landscaping and parking lot landscaping. Additionally, the Applicant will provide off-site improvements, include a detached sidewalk as proposed in the pending vacation and abandonment request, along Meyers Street adjacent to the north portion of the Site.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0408-UNCOMMONS LIVING BLDG 1, LLC:

DESIGN REVIEWS for the following: 1) office and retail building; and 2) modifications to the existing pedestrian realm on a 1.39 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located east of Durango Drive and south of CC215 within Spring Valley. MN/r/cv
(For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.39 (subject site)/32.5 (overall site)
- Project Type: Office and retail within an existing mixed-use development
- Number of Stories: 3
- Building Height (feet): 52
- Square Feet: 66,865 (subject site)/2,822,910 (overall site)
- Open Space Required/Provided (square feet): 211,266/452,482
- Parking Required/Provided: 3,304/3,718
- Sustainability Required/Provided: 4/7

History & Request

An approved and partially completed mixed-use development (Uncommons) with commercial and residential elements is located on the southeast corner of the CC 215 Beltway/Roy Horn Way and Durango Drive on a total of 32.5 acres and was approved by action on ZC-19-0343. Revisions to the plans were approved by action on the following applications: DR-20-0098, DR-22-0011, and WS-23-0604 for revisions of portions of the site and to Phase II of the residential element/portion of the site. Additionally, UC-23-0604 amended the pedestrian realm for Phase III of the residential portion located south of Maule Avenue. This newest request would replace a previously approved 81,422 square foot commercial building containing a movie theater and

retail uses with a roof top entertainment venue previously approved by action on DR-20-0098 with a smaller office and retail building on a 1.39 acre site.

Site Plan

The site plan depicts a proposed 66,865 square foot mixed-use office and retail building located on the western portion of the Uncommons development and located east of an existing drainage channel along Durango Drive. The site is accessed from an internal private street, Helen Toland Street, which connects with Maule Avenue to the south. Parallel on-street parking is provided along the street frontage. North of the site is an existing parking structure, and an existing loading zone, while an existing office building is located to the south. Between the subject site and the office building to the south is an existing outside dining, seating, and pedestrian area which is proposed to be expanded. East of the site across the street is an existing parking structure. To the north of the structure are several existing commercial buildings including a market hall, and four retail buildings with outdoor dining and a courtyard. Access to the proposed building is provided from four entrances along the street, one entrance along the south side of the building, and one entrance on the north side of the building. Sidewalks connect all entrances with a pedestrian realm located along Helen Toland Street.

Landscaping

The plans depict a 20 foot pedestrian realm along the building frontage including a 5 foot amenity zone, a 5 foot detached sidewalk, and a 10 foot supplemental pedestrian area at the back of the sidewalk, where a relocated bicycle parking area is provided. The area is modified from the previous approvals. Additional street landscaping, including trees, is provided. Landscaping, including trees and shrubs, as well as seating areas are also provided within an outdoor area located south of the proposed building.

Elevations

The plans depict a 52 foot tall 3-story building. Building materials include concrete tilt up wall panels, corrugated steel wall panels, Corten steel flat panels, and extruded aluminum panel boards with a powder coated finish. Aluminum storefront windows are provided with clear insulation, an all-glass entrance door system, and a glazed aluminum curtain wall system. A stainless-steel cable railing system is provided on portions of the second and third floors.

Floor Plans

The plans depict a building with 66,865 square foot gross floor area. The ground floor is 22,368 square feet and includes a 9,918 square foot gym/fitness facility, 3 retail tenant spaces totaling 9,886 square feet and a 1,647 square foot entrance lobby. The second and third levels contains 43,497 square feet of office space with the second level being 22,267 square feet, and the third level being 21,230 square feet.

Applicant's Justification

The applicant is proposing a 52 foot high 3 story office and retail building on a 1.39 acre parcel of a 32.5 acre partially completed mixed-use development. The site is the location of a 75 foot high commercial building, previously approved under DR-20-0098, consisting of an outdoor roof top entertainment/concert facility/venue, movie theater and retail uses. The proposed building setbacks and design are intended to maintain a cohesive profile with existing structure. The

architectural design emphasizes ground floor transparency, active commercial frontages, and direct pedestrian access. A previously approved outside dining, seating, and pedestrian area “Zen Alley” adjacent to the existing building to the south will be modified to accommodate the subject building with new stairs and tiered seat walls to connect with the pedestrian realm and adjacent spaces. The applicant also proposes modifying a 20 foot wide pedestrian realm along a portion of Helen Toland Street by improving walkability and connectivity and incorporating landscape elements to soften the building edges. The applicant is also asking to reduce the Sustainability points because the project was approved prior to the current Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400018 (TM-20-500013)	First extension of time for a mixed-use project consisting of 4 commercial lots on 43.4 acres	Approved by BCC	April 2026
WS-25-0754	Amended waivers of development standards and a design review for modifications to comprehensive sign package	Approved by BCC	December 2025
ET-25-400044 (UC-23-0604)	First extension of time request of modified pedestrian realm and alternative design for Phase II of High Impact mixed-use project	Approved by BCC	May 2025
ET-25-400042 (WS-23-0718)	First extension of time of waiver for signage and design review for modifications to comprehensive sign package	Approved by BCC	May 2025
ET-25-400038 (WS-20-0099)	Second extension of time request for temporary parking lot for High Impact mixed-use project	Approved by BCC	May 2025
SC-24-0261	Street name change for Gagner Boulevard to Signature Boulevard	Approved by BCC	November 2024
DR-23-0802	Design review for a recreational facility with a previously approved mixed-use project	Approved by BCC	February 2024
WC-23-400174 (ZC-19-0343)	Waivers of conditions for the operating hours to specials events	Approved by BCC	February 2024
WS-23-0718	Waiver for signage and design review for modifications to comprehensive sign package	Approved by BCC	December 2023
UC-23-0604	Use permit for modifications to pedestrian realm and alternative design for Phase II of High Impact mixed-use project	Approved by BCC	November 2023
WS-23-0333	Waivers of development standards and design review for Phase II of High Impact mixed-use project and finished grade	Approved by BCC	August 2023
ET-22-400041 (DR-20-0098)	First extension of time request for outdoor theater and revisions to High Impact mixed-use project	Approved by BCC	May 2022
ET-22-400040 (WS-20-0099)	First extension of time request for temporary parking lot for High Impact mixed-use project	Approved by BCC	May 2022
ET-22-400039 (ZC-19-0343)	First extension of time request for a High Impact mixed-use project	Approved by BCC	May 2022

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0011	Design review for finished grade	Approved by BCC	April 2022
WS-20-0507	Waivers of development standards and design reviews for building modifications and comprehensive signage package for High Impact mixed-use project	Approved by BCC	January 2021
WS-20-0098	Waivers of development standards for temporary parking lot for High Impact mixed-use project	Approved by ZA	March 2020
DR-20-0098	Design review for outdoor theater and modifications to previously approved High Impact Project and mixed-use	Approved by ZA	March 2020
TM-20-500013	Tentative map for mixed-use project consisting of 4 commercial lots on 43.4 acres	Approved by ZA	March 2020
ZC-19-0343	Zone change to U-V zoning for a High Impact mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacation and abandonment government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacation and abandonment patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Use permit for off-premises sign	Denied by BCC	February 2003
UC-1199-02	Use permit for off-premises sign	Denied by BCC	February 2003
VS-1518-02	Vacation and abandonment a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Zone change for a 12.2 acre portion of the site to C-2 zoning for a future development	Approved by BCC	November 2002
ZC-1107-02	Zone change for a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Zone change for a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Corridor Mixed-Use	RS20 & CG	Undeveloped & office building
South	Urban Neighborhood & Business Employment	RM32 & IP	Undeveloped & warehouses
East	Business Employment & Urban Neighborhood (greater than 18 du/ac)	CG & RM50 & CP	Undeveloped & multiple family residential & office building

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	H-1	Durango Station Hotel Casino

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

*The CC 215 is located directly north of the site.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Design Review**

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

Building materials include the use of concrete panels, metal, and glass storefronts, and the design and architectural features are not unsightly or undesirable. The proposed design complies with Policy SV-1.5: Neighborhood Services and employment options, whereby the proposed mixed-use development promotes the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs. The proposed modifications to the previously approved pedestrian realm appear to be consistent with and support Policy SV-4.2: Pedestrian and Bicycle Connections to provide for safety and comfort of people walking and biking through improvements to sidewalks and bike lanes, and intersection design. Staff believes the proposed design will be consistent with the overall project; 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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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 #0012-2027 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KELLY LAWSON

CONTACT: LEBENE ADAM OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0408

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 07/28/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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ENTERPRISE

Carmen Hayes
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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-100645

ASSESSOR PARCEL #(s): 176-04-211-002 through 007, 176-04-211-009 through 015, 176-04-301-003, 004 & 14

PROPERTY ADDRESS/ CROSS STREETS: Durango drive & Maule Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

NEW OFFICE & RETAIL BUILDING WITHIN THE UNCOMMONS MIXED USE DEVELOPMENT

PROPERTY OWNER INFORMATION

NAME: MATTER UNCOMMONS, LLC AT AL - JAMES STUART

ADDRESS: 385 PILOT ROAD SUITE D

CITY: LAS VEGAS STATE: NV ZIP CODE: 89119

TELEPHONE: 702-401-8996 CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: JAMES STUART /KELLY LAWSON

ADDRESS: 385 PILOT ROAS SUITE D

CITY: LAS VEGAS STATE: NA ZIP CODE: 89119

TELEPHONE: 702-401-8996 CELL N/A ACCELA REFERENCE CONTACT ID # NA

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS STATE: NV ZIP CODE: 89101

TELEPHONE: 702-598-14-29 CELL 702-561-7070 ACCELA REFERENCE CONTACT ID # 173835

*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)*

JAMES M. STUART

Property Owner (Print)

06/12/26

Date

Brown, Brown & Premsrirut

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

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

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

June 17, 2026

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Re: Matter UnCommons: New Office and Retail building
Application Review Number: APR-26-100645
Justification Letter - Design Review/s for a proposed office and retail building;
modifications to an approved outdoor dining and sitting area; modifications to the
pedestrian realm adjacent to the building; modifications to the "Zen Alley" and
reduced Sustainability Provisions.
Assessor's Parcel Number: Specific Project Parcel (176-04-211-005) – Entire Project
Parcels: 176-04-211-002 thru 007, 009 thru 015, 176-04-301-003, 004, & 176-04-301-
014:

To Whom It May Concern:

On behalf of our Client, Matter Uncommons LLC, Et Al, please accept this justification letter for a request for a proposed office and retail building for the partially completed mixed-use development approved as a High Impact Project. The development as approved has a locked-in Code (Title 30 effective until December 31, 2023). There are other Code sections that are not locked in such as the submittal requirements. The development consists of commercial, residential, and open space elements on a total of 32.5 acres and is located on the southeast corner of Durango Drive & south of the 2-15 Beltway/Roy Horn. The project was originally approved by action on ZC-19-0343 on June 27, 2019 with revisions to the plans approved by action on the following applications; DR-20-0098, DR-22-0011, WS-23-0333 for revisions portions of the site and to phase II of the residential element/portion of the project site and UC-23-0604 for an amendment to the pedestrian realm for phase III of the residential element/portion located south of Maule Avenue.

This application is for a proposed office and retail building on a 1.39 acre parcel of the 32.5 acre development. A previously approved 75 foot high commercial building consisting of an outdoor roof top entertainment/concert facility/venue, movie theater and retail uses. This proposed request is for an office and retail building and will replace the previously approved concert/entertainment facility and theater/retail building. The application that approved that building (DR-20-0098) included other modifications to the building and the pedestrian realm for this portion of the development.

Project Description

The proposed building is three (3) stories up to 51 feet 6 inches high at the highest point and is located on the west side of Helen Toland Street within the western portion of the UnCommons development. The commercial building is designed to provide a mix of retail and office uses for this portion of the project. A previously approved outside dining, seating and pedestrian area “Zen Alley” is adjacent to the existing building to the south will be modified to accommodate the subject building. This Zen Alley is located between the southern building, and this proposed building.

Floor Plans:

The 66,865 square foot building is on three (3) levels divided as follows; level one (1) the ground floor is a total of 23,368 square feet with a 9,918 square foot gym/fitness facility with the remaining square footage for retail uses. The retail tenant spaces are designed to front the street contributing to an active streetscape and supporting the neighborhood oriented services for the development and general area. Levels two (2) and three (3) are a total of 43,497 square feet of office space designed for flexible tenant configurations. Both the upper level office floors are designed to accommodate a range of tenant needs, supporting flexibility in space design.

Landscaping and Pedestrian Realm:

The modified 20 foot wide pedestrian realm is along a portion of Helen Toland Street and is designed to create a comfortable, attractive, and highly walkable environment. The pedestrian realm and the adjacent Zen Alley incorporates landscape elements that soften the building edges and provides opportunities for outdoor activity; and integrates seamlessly with the existing pedestrian space and outdoor dining and sitting area Zen Alley to the south. The addition of a new stairs in the Zen Alley area and the layering of tiered seat walls connects this area with the pedestrian realm.

Elevation Plans:

The proposed three story up to 51 feet 6 inch building is designed to fit between the existing office and retail building to the south and the existing parking garage/structure to the north. The exterior building materials will include steel panel framing, corrugated steel wall panels, aluminum framed glass store front systems (doors & windows) and stainless steel cable railing systems. The colors are in shades of blues, greys and browns that are complementary and compatible with the design and colors of the existing and adjacent buildings.

Design Reviews:

- 1) Allow a proposed office and retail building.

- 2) Allow modifications to the existing pedestrian realm along the building frontage and this portion of the Helen Tolan Street frontage.
- 3) Modification of the Zen Alley, an approved outdoor dining, sitting and pedestrian area.
- 4) Allow reduced Sustainability Provision Points.

The proposed building is set back from the pedestrian realm to match the setbacks of the existing buildings along the street frontage to maintain a cohesive profile that remains compatible with adjacent structures. The architectural design emphasizes ground floor transparency, active commercial frontages, and direct pedestrian access, all of which contribute to an engaging and pedestrian-oriented streetscape along Helen Toland Street which all contribute to the economic resilience, and long-term viability of the area and conforms with the purpose of a mixed use to create synergy for the entire project.

This project was approved prior to the current Title 30; therefore, the design does not comply with most design and landscaping elements and the Sustainability Provision requirements in the Code. However, the overall design of the project does comply with four (4) of the provisions.

The overall design approach reinforces the design of the UnCommons development consisting of high quality architecture, integrated pedestrian-realms and a vibrant community environment.

The modification of the pedestrian realm is compatible with the adjacent street frontage and realms resulting in a well-connected, multi-layered realm connecting with other gathering space that emphasizes the architecture and integrates this building into the adjacent area and other portions of the development.

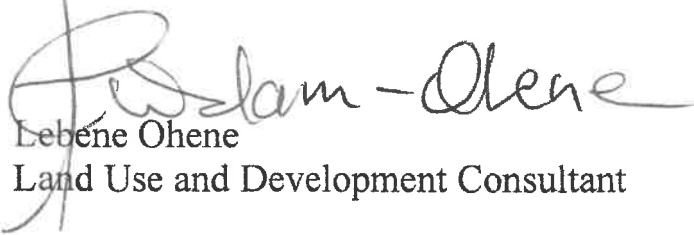
The project is intended to enhance walkability, economic vitality, the development, area and this portion of the Las Vegas Valley and Clark County.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400067 (UC-25-0092)-PINECREST ACADEMY NEVADA:

USE PERMIT FIRST EXTENSION OF TIME for a school.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Edna Avenue and east of Lindell Road within Spring Valley. JJ/jm/cv
(For possible action)

RELATED INFORMATION:

APN:

163-12-601-012

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate a portion of buffering and screening (southeast corner), where buffering and screening shall consist of a 15 foot wide landscape with an 8 foot high decorative screen wall per Section 30.04.02C.

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2850 Lindell Road
- Site Acreage: 6.09
- Project Type: School (K-8)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 42,120
- Parking Required/Provided: 46/95

Site Plan

The approved plan depicts an existing Boy's & Girl's Club located at the northeast corner of Lindell Road and Edna Avenue, which will provide care before and after hours of the proposed school. Access will continue to be provided with 2 driveways from Lindell Road, and 1 driveway from Edna Avenue. The internal circulation of traffic will change on the north half of the property with a fire lane running the length of the property from north to south on the west side

of the building, and student drop-off and pick-up lanes. The existing parking lots located on the north half of the property will be replaced with landscaping, drive aisle loops, fire lane, and the new kindergarten playground. A new trash enclosure is shown on the south side of the playground and adjacent to the north and south fire lane. Required bike racks are shown on the west side of the building on the south side of the playground. Loading zones are located south of the playground adjacent to the trash enclosure, and on the south side of the parking spaces, near the driveway at Edna Avenue. A majority of the remaining parking spaces are covered with existing shade structures that also have solar panels. A parking demand study is included for exceeding the maximum amount of parking.

Landscaping

The approved plans depict increased landscaping depths in planter areas on the north half of the property. Additional landscaping is proposed along Lindell Road on the northern two-thirds of the frontage and on both sides of the existing driveways. The new landscape area is a minimum of 22 feet in width in this area. A new 32 foot wide landscape island is surrounded by drive aisles on the north side of the building. Approximately 100 parking spaces are being replaced on the north half of the property with new landscaping, playground, redesigned drive aisles, and trash enclosure. The south half of the property will maintain the existing 5 foot wide landscape strips along the southern frontage of Lindell Road and along Edna Avenue. The south half will include the remaining 95 parking spaces with a majority of parking covered by existing solar panels. Bus staging areas are shown adjacent to Lindell Road on the southwest side of the property. The attached sidewalks along Lindell Road and Edna Avenue will remain and the existing 5 foot landscape strips adjacent to both streets will remain on the south portion of the property. The southeast portion of the property is adjacent to an existing residential home, and is subject to residential adjacency standards, including an 8 foot high decorative screen wall and a 15 foot wide landscape area with trees. The applicant is requesting a waiver as part of this application to eliminate the buffer and screening requirements related to residential adjacency at the southeast corner of the property. Forty-two buffer trees are located in the area surrounding the play field on the east side of the building.

Elevations

The approved plans depict a new 5 foot screen along the rooftop to screen existing mechanical equipment. Nine new windows were shown along the west face of the building, and 8 new windows were shown along the east face of the building. The new windows are located on the main level, between 3 feet and 8 feet above the ground. Some existing doors and windows will be removed. No other significant changes are proposed to the building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0092:

Comprehensive Planning

- 1 year to review to evaluate traffic impacts resulting from approval of the use permit or the use permit will expire;
- 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

- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that although the review deadline passed, the applicant diligently worked on the processing of development permits which is explained in detail on the justification letter submitted. A review of traffic impact was simply not possible because the school is not yet open. Therefore, the applicant respectfully requests the approval of an extension of time as they proceed toward opening the charter school this fall.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0092	Use permit waivers of development standards, and design review for a school	Approved by BCC	March 2025
UC-286-87	Athletic field in conjunction with an existing Boys & Girls Club	Approved by PC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Elementary school & childcare
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties, that would warrant the denial of the first extension of time request. Since there is an actively pursued building permit (BD25-37395), 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**

- Until March 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: XL CHARTER DEVELOPMENT

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

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7

APPLICATION NUMBER(s): ET-26-400067 (UC-25-0092)___

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

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

Date 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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

Judith Metz, Secretary
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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100894

ASSESSOR PARCEL #(s): 163-12-601-012

PROPERTY ADDRESS/ CROSS STREETS: 2850 Lindell Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Extention of Time (UC-25-0092)

PROPERTY OWNER INFORMATION

NAME: Pinecrest Academy of Nevada c/o Academica Nevada

ADDRESS: 6630 Surrey Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: XL Charter - Clayton Howell

ADDRESS: 150 South State Street

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84111

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson & Marissa Fehrman

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7085 CELL ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Chong Nam
Property Owner (Print)

May 26, 2026
Date

application-single-form

Final Audit Report

2026-05-26

Created:	2026-05-26
By:	Annette Christensen (Annette.Christensen@academicanv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAca1O9Hea0GTbzAuITAO2jukD312lmaOp

"application-single-form" History

-  Document created by Annette Christensen (Annette.Christensen@academicanv.com)
2026-05-26 - 1:47:38 PM GMT
-  Document emailed to chong.nam@pinecrestnv.org for signature
2026-05-26 - 1:49:02 PM GMT
-  Email viewed by chong.nam@pinecrestnv.org
2026-05-26 - 1:49:55 PM GMT
-  Signer chong.nam@pinecrestnv.org entered name at signing as Chong Nam
2026-05-26 - 1:51:02 PM GMT
-  Document e-signed by Chong Nam (chong.nam@pinecrestnv.org)
Signature Date: 2026-05-26 - 1:51:04 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-26 - 1:51:04 PM GMT



May 20, 2026

ELISABETH E. OLSON
eoilson@kcnvlaw.com
D: 702.792.7039

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – EOT (APN: 163-12-601-012)

To Whom It May Concern:

This firm represents XL Charter Development, LLC (the “Applicant”) as it relates 6.09 gross acres located east of Lindell Road and north of Edna Avenue, more particularly described as Assessor’s Parcel Number: 163-12-601-012 (the “Site”). This is a request for an extension of time of a special use permit.

Background

An application for a special use permit and design review for a public charter school was approved on March 19, 2025, via UC-25-0092. A condition of approval required “**1 year to review to evaluate traffic impacts resulting from approval of the use permit of the use permit will expire.**” While the 1-year deadline passed on March 19, 2026, a traffic review was not possible because the school is not yet open. The Applicant plans to open in August of 2026 for the forthcoming school year. Meanwhile, the Applicant is diligently pursuing all required permits and licensing to meet its opening date this fall. Specifically, the Applicant has completed the following:

- **Building Permit (BD-25-37395)** – The permit has been issued but revisions are in process, and an administrative design review application is currently under review with the Department of Comprehensive Planning.
- **EV Charger (BD25-46833)** – This permit is pending the approval of the administrative design review application as it relates to a reduced count of EV chargers.
- **Grease Interceptor (BD25-44832)** – Issued.
- **Commercial Grading (Parking Lot) (BD25-53568)** – The plans for commercial grading are approved. The Applicant is completing conditions prior to permit issuance.
- **Commercial Fence (Trash Enclosure) (BD25-53592)** – The Applicant is coordinating with the Building Department to resolve latest round of comments.
- **Commercial Fence (Manual Access Gates) (BD25-53621)** – Issued.

- **Commercial Site Improvements (Landscape) (BD25-54770)** – Issued.
- **Civil** – Approved, but additional revisions are in process.
- **Health (20250922)** - Issued.
- **Fire Marshall (250904004)** – The Applicant is finalizing revisions to resubmit.

Request

Pursuant to Section 30.06.10.D2, an application for an extension of time may be granted if an applicant has experienced verifiable extenuating circumstances or if the application expired, or review deadline passed, during the diligent processing of any development permits or licenses. Here, the review deadline passed during the diligent processing of development permits as supported by the bullet point list of permitting progress above. A review of traffic impact was simply not possible because the school is not yet open. Therefore, the Applicant respectfully requests the approval of an extension of time as they proceed toward opening the charter school this fall.

Thank you for your consideration of this matter. Please do not hesitate to reach out with any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0381-REMINGTON UTE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-010

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way and an easement. The vacation is needed to allow for the full development of the site and to accommodate the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500097	Tentative Map for a 1 lot commercial subdivision tentative map - expired	Approved by PC	August 2021
VS-21-0305	Vacation and abandonment of patent easements - recorded	Approved by PC	August 2021
UC-21-0141	Use permit for an in-line commercial development with vehicle maintenance uses - expired	Approved by PC	May 2021
ZC-0575-05	Zone change from R-E to C-2 for commercial development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped (proposed retail complex)
South	Corridor Mixed-Use	CG (AE-60)	Retail complex
East	Neighborhood Commercial	CG (AE-60)	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped (proposed hotel)

Related Applications

Application Number	Request
WS-26-0382	Waivers of development standards with a design review for a proposed office building is a companion item on this agenda.
TM-26-500096	A tentative map 1 lot commercial 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 easements that are not needed for site, drainage, or roadway development and 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW RIDGE PROFESSIONAL CENTER, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0381

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

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Maureen Helm, Secretary
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Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-190618

ASSESSOR PARCEL # (s): 163-34-801-010

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Penderosa

Design review and waiver of development standards for an office development

Vacation for detached sidewalks

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10161 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL 000-000-0000

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10161 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

NAME: Kempier Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

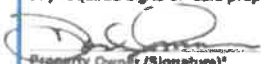
TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184874

*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)*

DAVID INMAN
Property Owner (Print)

6-24-24
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

June 23, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

Re: *Justification Letter – Vacation and Abandonment of a Portion of Right-of-Way*
APN: 163-34-601-010

To Whom It May Concern:

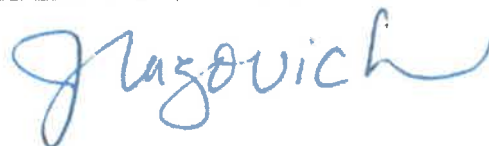
Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting land use entitlements to build an office building on approximately 2.04 acres of property located at the northwest corner of Rainbow Boulevard and the Ponderosa Way alignment. The property is more particularly described as APN: 163-34-601-010 (the "Site"). As part of the design review with related waivers and tentative map, both submitted concurrently and separately, the Applicant is also requesting to vacate and abandon a portion of right-of-way and easement for streetlight and traffic control device.

The Site is along Rainbow Boulevard. As required by Title 30 Development Standards, the Applicant is proposing a detached sidewalk along Rainbow Boulevard. To satisfy the off-site requirement to provide a detached sidewalk, the Applicant is requesting to vacate and abandon a 5-foot-wide portion of Rainbow Boulevard. The Applicant is also seeking to vacate an easement for a streetlight and traffic control device.

Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

9

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0382-REMINGTON UTE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the throat depth for the driveway along Rainbow Boulevard to 26 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 74% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.04
- Project Type: Office building
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 41,045
- Parking Required/Provided: 103/151 (Parking Study Provided)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict the development of an undeveloped parcel on the east side of Rainbow Boulevard approximately 275 feet south of Oquendo Road. The site is proposed to be developed with a 41,045 square foot office building. The proposed office building is located centrally on the site. Access to the site will be provided by a single, driveway centrally located along Rainbow Boulevard. The plans also propose a 24 foot wide cross access aisle in the northeast corner of the site; however, the applicant is not providing required cross-access to the existing shopping center to the south. Parking and drive aisles will encircle the proposed office building.

A total 103 parking spaces are required while 151 parking spaces are being provided. The applicant provided a parking study stamped by a professional traffic operations engineer indicating the need for the increased number of parking spaces.

Landscaping

Both street and parking lot landscaping are proposed to be provided on-site. Along Rainbow Boulevard, street landscaping will consist of a 5 foot landscaping strip along the street with another 5 foot landscaping strip on the back side of a 5 foot wide detached sidewalk. Within these landscaping areas, 1 large tree will be provided every 30 feet on center. Within parking lot, parking spaces are either covered by a canopy or will have a landscape island placed every 6 spaces with a medium tree.

Elevations

The proposed building will reach a maximum height of 50 feet from finished grade. The exterior consists primarily of neutral, desert colored (beige, brown, cream) colored EIFS panels and decorative gray stone accents. The building is also furnished with blue stucco shading pop-outs on all façades. The overall roof itself is a flat style roof. The elevations contain a significant amount of fenestration with fixed vinyl windows provided on all 3 floors. The main access to the building is provided along the eastern portion of the building through a commercial sliding door system. On the western portion of the building, access is also provided through a commercial sliding door system.

Floor Plans

The floor plans show the interior of the building will contain a total of 41,045 square feet spread across 3 floors and 10 office suits. The suites will range in size from 2,322 square feet up to 6,590 square feet. The first 2 floors will have 4 suites each with the top floor only containing 2 suites. The center of each level will contain an elevator vestibule area that contains elevators, mechanical rooms, and stairwells.

Applicant's Justification

The proposed office building has followed Title 30 design guidelines and will be complementary to the uses in the surrounding area. The reduction in throat depth is justified as the throat depth will not adversely affect traffic on Rainbow Boulevard due to the first conflicting parking stall being an additional 27 feet from the driveway entrance for a total of nearly 54 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500097	Tentative map 1 lot commercial subdivision tentative map - expired	Approved by PC	August 2021
VS-21-0308	Vacation and abandonment of patent easements - recorded	Approved by PC	August 2021
UC-21-0141	Use permit for an in-line commercial development with vehicle maintenance uses - expired	Approved by PC	May 2021
ZC-0575-05	Zone change from R-E to C-2 for commercial development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped (previously approved retail complex)
South	Corridor Mixed-Use	CG (AE-60)	Retail complex
East	Neighborhood Commercial	CG (AE-60)	Office complex
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped (proposed hotel)

Related Applications

Application Number	Request
VS-26-0381	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.
TM-26-500096	A tentative map 1 lot commercial subdivision 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****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 proposed office building has a contemporary and modern style of architecture that includes varying materials, colors, pop-out, and shading. The building is appropriately sited in the center of the subject site and meets all necessary setbacks requirements. Parking is sufficiently provided and on-site circulation is logical and functional. The site provides the minimum number of sustainability points and has sufficient on-site pedestrian access. Landscaping is provided above Title 30 requirements and in location that should help to reduce radiant heat. The proposed use of the building as an office building is consistent with the surrounding area given there are several retail and office uses in the area. Staff, however, is ultimately concerned regarding the design of cross access between the subject site and the surrounding properties. The properties to the north and south already proposed cross access to this site in a different location than what is shown on the plans. Additionally, the uses within the block between Oquendo Road and Patrick Lane have a significant amount of cross access that generally extends from Oquendo Road to Patrick Lane. The way that cross access is designed on this site restricts that access. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the commercial driveway on Rainbow Boulevard. The applicant worked with staff to remove parking spaces and incorporated extra landscape areas on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

Staff Recommendation

Approval of the waiver of development standards; denial of the design review.

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 4 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;
- Traffic study and compliance;
- Full off-site improvements;
- 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.

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 #0013-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW RIDGE PROFESSIONAL CENTER, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0382

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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Searchlight Community Center
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8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

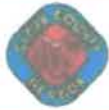
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-180818

ASSESSOR PARCEL #(s): 163-34-801-010

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Penderosa

OR CIRCLE TO SPECIFY ANY PROJECT TYPE(S) WITHIN:

Design review and wavier of development standards for an office development

Vacation for detached sidewalks

PROPERTY OWNER'S INFORMATION:

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10161 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL: 000-000-0000

APPLICANT'S CONTACT INFORMATION (include Nevada license number if applicable):

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10161 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL: 000-000-0000

ACCELA REFERENCE CONTACT ID # na

APPLICANT'S CONTACT INFORMATION (include Nevada license number if applicable):

NAME: Kempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL: 702-792-7048

ACCELA REFERENCE CONTACT ID # 184874

*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)*

DAVID Inman
Property Owner (Print)

6-24-26
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

June 23, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

Re: Justification Letter – Design Review for Office Building and Related Waiver of Development Standards - APN: 163-34-601-010

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting to develop approximately 2.04 acres of property located at the northwest corner of Rainbow Boulevard and the Ponderosa Way alignment. The property is more particularly described as APN: 163-34-601-010 (the "Site"). As such, the Applicant is requesting a design review with related waivers to build an office building. Also, submitted separately and concurrent with the design review and related waivers, the Applicant is requesting (1) to vacate and abandon a portion of right-of-way to accommodate a detached sidewalk and (2) a tentative map.

DESIGN REVIEW

The Site's master plan is Corridor Mixed-Use ("CM"). The Site is zoned Commercial General ("CG"). An office use is a permitted use in the CG zone district. As allowed in the CG zone district, the Applicant is proposing to develop a three-story tall office building. The proposed height is 50-feet which is the maximum height allowed within the CG zone district. The total square footage will be about 41,045 square feet. The building will be in the middle of the Site. The design of the building will be highly articulated with enhanced architectural features such as varying rooflines and building height, covered entry ways, dual glazing windows with aluminum frames, shading devices, varying color palate, and decorative stone accents.

Access to the Site is from Rainbow Boulevard. The Site will provide for ideal on-site circulation. The Applicant is complying with all perimeter landscaping and parking lot landscaping. The Site will provide 151 parking spaces where 103 parking spaces are required. Although the provided parking will exceed the required parking by over 15%, pursuant to Title 30.04.04(D)(2), the Applicant also submits a Parking Demand Study performed by Lochsa Engineering, a licensed Nevada engineering firm. The increase in parking is required to accommodate the anticipated visitor demand to the office building. The Applicant is also installing 10 EV capable parking spaces and 3 EV installed parking spaces. The Applicant is also providing full offsite improvements along Rainbow Boulevard including a detached sidewalk.

The Site design will provide the following 7.0 sustainability points:

- Landscaping

- Title 30.04.05(J)(3)(i) – The Site will provide 10% or more of the required number of trees. As such, this equals *1 point*.
- Title 30.04.05(J)(3)(ii) – At least 95% of the proposed landscaping are plants that have low or very low water needs. As such, this equals *1 point*.
- Title 30.04.05(J)(3)(iii) – Exceed required buffer width by 20%. As such this equals *1 point*

- Building/Site Design

- Title 30.04.05(J)(4)(i) – The proposed buildings will have a cool roof made of solar reflective material. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(b) – The building will provide shade structures for a minimum of 60% of all building facades adjacent to or facing streets, drive aisles, outdoor gathering spaces, or parking areas. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(c)(1) – The Site will provide shade structures for sidewalks or buildings adjacent to amenity zones. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(c)(4) – The floor to ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
- Title 30.04.05(J)(4)(ii)(c)(5) – The building's south and west facing window will be low-emissivity glass. As such, this equals *0.5 points*.

WAIVERS OF DEVELOPMENT STANDARDS – Reduced Throat Depth (Standard Drawing 222.1)

The required throat depth for the Rainbow Boulevard entrance is 100-feet. The Applicant is requesting to reduce the throat depth to 26-feet 9-inches. The request to reduce the throat depth will not adversely affect traffic on Rainbow Boulevard as the first conflict parking stall is an additional 27-feet from the driveway entrance for a total of nearly 54-feet.

Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

10

08/19/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500096-REMINGTON UTE, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley.
 MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:
 163-34-601-010

LAND USE PLAN:
 SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 2.04
- Project Type: Commercial subdivision
- Number of Lots: 1

Tentative Map Description

The plan depicts a proposed 1 lot commercial subdivision located on the east side of Rainbow Boulevard approximately 275 feet south of Oquendo Road. The site is currently undeveloped. Access to the site will be provided through 1 commercial driveway located along Rainbow Boulevard. The proposed tentative map will facilitate the development of an office building on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500097	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	August 2021
VS-21-0305	Vacation and abandonment of patent easements - recorded	Approved by PC	August 2021
UC-21-0141	Use permit for an in-line commercial development with vehicle maintenance uses - expired	Approved by PC	May 2021
ZC-0575-05	Zone change from R-E to C-2 for commercial development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped (proposed retail complex)
South	Corridor Mixed-Use	CG (AE-60)	Retail complex
East	Neighborhood Commercial	CG (AE-60)	Office complex
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped (proposed hotel)

Related Applications

Application Number	Request
VS-26-0381	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.
WS-26-0382	Waivers of development standards with a design review for a proposed office building 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and is consistent with the currently proposed plans for the site. The proposed map will also facilitate the development of the site as 1 unified lot. As a result, 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;
- 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

- Street names in the vicinity map shall include the suffixes.

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 #0013-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW RIDGE PROFESSIONAL CENTER, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500096

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-28-180818

ASSESSOR PARCEL #(s): 163-34-801-01D

PROPERTY ADDRESS/ CROSS STREETS: Rainbow and Penderosa

DETAILS OF SUBMITTER PROPOSED DEVELOPMENT

Design review and waiver of development standards for an office development

Vacation for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10181 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (If different from owner, please print name and address)

NAME: Rainbow Ridge Professional Center, LLC

ADDRESS: 10181 Park Run Drive, #150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

FORM 5202 (01/17) (For use by Clark County Comprehensive Planning Department only - applications)

NAME: Keempler Crowell - Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184874

*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)*

DAVID INMAN
Property Owner (Print)

6-24-26
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 19, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

**Re: Justification Letter – Tentative Map for 1-Lot Commercial Subdivision
APN: 163-34-601-010**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting land use entitlements to build an office building on approximately 2.04 acres of property located at the northwest corner of Rainbow Boulevard and the Ponderosa Way alignment. The property is more particularly described as APN: 163-34-601-010 (the "Site"). The Applicant is requesting a tentative map in conjunction with a design review with related waivers and a vacation and abandonment of a portion of right-of-way, submitted concurrently and separately, with this request. The proposed tentative map will create a 1-lot commercial subdivision for the proposed office building. The tentative map is consistent with the proposed site plan.

The Applicant agrees to have the tentative map heard concurrently with the accompanying zone change, design review, waiver of development standards and vacation applications.

Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0302-RDXNWP, LLC:

HOLDOVER USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.

DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-510-003 through 163-36-510-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate electric vehicle (EV-capable) charging spaces where 62 spaces are required per Table 30.04-5.
- b. Eliminate electric vehicle (EV-installed) charging spaces where 8 spaces are required per Table 30.04-5.
2. a. Reduce the throat depth for the northwest driveway along Russell Road to 15 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Reduce the throat depth for the northeast driveway along Russell Road to 73 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 3% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.02 (proposed ice rink)/10.85(total)
- Project Type: Recreation facility (ice rink)
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 102,980 (57,547 lower level/45,433 upper level)
- Parking Required/Provided: 309/445 (per the provided parking demand study)

- Sustainability Required/Provided: 7/7

History & Site Plan

The original application, ZC-1542-06 approved in December 2006, included 7 commercial buildings throughout the shopping center. Currently, 4 buildings have been constructed along Russell Road and Decatur Boulevard, while a 7.02 acre portion along the west side (APN 163-36-510-005) has remained undeveloped. The applicant is proposing to develop the undeveloped parcel as a recreational and entertainment facility. The proposed recreation facility will include a commercial ice rink with access from 3 driveways along Russell Road and 3 driveways along Decatur Boulevard. The 2 western most driveways along Russell Road are included in this application and are the subject of 2 waiver requests for reduced throat depths. The eastern most driveway on Russell Road and driveways on Decatur Boulevard were previously built to accommodate the existing commercial uses within the shopping center. The proposed ice rink is located in the central part of the parcel and set back over 200 feet from Russell Road and Decatur Boulevard. The majority of the new parking spaces are located north and west of the ice rink. 8 accessible parking spaces are located at the northwest entrance of the ice rink. A loading zone is located at the west side of the building, and a dedicated loading dock with storage is shown on the south side of the building with lower access to the interior of the ice rink for employee access and equipment access. A small area of outdoor storage is shown in an open air space below grade and adjacent to the loading dock ramp at the south side of the building. This outdoor storage is subject of a special use permit with this request. The maximum outdoor storage area is 4,240 square feet and is not visible from adjacent properties or public right-of-way. Lastly, a 30,857 square feet rectangle area located at the northwest corner of the subject parcel has been marked as future development.

Landscaping

The landscape plan depicts a detached sidewalk along Russell Road with medium and large trees located outside of utility easement areas at every 20 feet to 30 feet, based on tree size. Parking lot trees are provided for every 6 parking spaces in landscape islands or planter areas for the majority of the site. There are 47 parking lot trees are required with 65 trees provided.

Elevations

The elevations depict a stucco sided building with metal accent bands, metal canopies over entry doors and windows, and low emissivity tinted glass at the main entrance. The outer structure has a variable roof height, wall returns and variation in façade colors. The tallest portion of the building is set back from the outer façade with a step back appearance.

Floor Plans

The floor plans and interior cross sections of the building depict a sunken 1st floor lower level of the ice arena which includes the main ice and practice ice, along with locker rooms, offices, laundry, spectator seating, scorekeepers bench, equipment, Zamboni storage, and a 623 square foot loading zone at the bottom of the loading dock ramp. The below grade, open air, outdoor storage area is located at this lower level adjacent to the loading dock. The upper concourse level includes spectator seating, restrooms, storage, ticketing offices, restaurant space, kitchen, strength and conditioning room, refrigeration mechanical equipment, and spectator suites. A

1,568 square foot outdoor dining and drinking area is shown adjacent to the restaurant/kitchen spaces on the north side of the building.

Applicant's Justification

The ice arena will be used primarily for hockey and will be located behind existing commercial buildings located adjacent to Russell Road and Decatur Boulevard. A parking demand study was provided to justify the increased parking. The restaurant is limited to use during the hours of operation for the ice arena and not open to the public as a separate use. The existing commercial parking areas are under the same ownership and parking can be shared depending on hours of operation and need. The site meets 7 out of 7 required sustainability points, including additional trees, low water use, cool roof, and canopy shade cover over entry areas. The west side Russell Road access and reduced throat depth request is justified due to the proposed use being limited to the ice arena and not general commercial uses. The eastern driveway is unlikely to be used for access to the ice arena with primary access taking place at the west driveway. The applicant states the waiver to eliminate the EV capable/installed spaces should be acceptable due to the lack of demand for these spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0091	Waiver of development standards for a restaurant with drive-thru and reduced throat depth	Approved by BCC	May 2024
VS-23-0257	Vacation and abandonment for easement and right-of-way	Approved by PC	July 2023
WS-23-0255	Waiver of development standards for a convenience store, gasoline station, and restaurant	Approved by PC	July 2023
DR-1665-06 (ET-0348-08)	First extension of time of a design review to commence an office/retail complex	Approved by PC	January 2009
DR-1665-06	Design review for an office/retail complex	Approved by PC	January 2007
TM-0494-06	Tentative map for a 1 lot commercial subdivision	Approved by PC	January 2007
VS-1672-06	Vacated and abandoned a portions of right-of-way being to construct detached sidewalks	Approved by PC	January 2007
ZC-1542-06	Zone change from M-D to C-2 (now CG) for a shopping center	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IP (AE-60)	Commercial development & undeveloped
East	Business Employment	CG & IP (AE-60)	Commercial development
South	Business Employment	IP (AE-60)	Industrial

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP & RS20 (AE-60)	Flood channel, industrial & 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.

The outdoor storage proposed with this plan is limited to a small area that is sunken below grade and surrounded on 3 sides by walls. The outdoor storage area, while not for outdoor display, is accessory to the recreation facility and ice arena. Additionally, it will not be visible from the public rights-of-way. Therefore, staff could support the outside storage; however, since we are not supporting the design review or waivers staff cannot support the request.

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 EV capable spaces are primarily for future use but do involve installation of infrastructure for future connection. The applicant has stated that there is no demand for the EV spaces with this use. Staff finds that the current use of electric vehicles by the public and potential for growing availability are likely to lead to increased demand for electric vehicle parking spaces. The nature of ice arena activities lead to longer parking time than traditional retail uses. Staff finds that the elimination of all EV-installed and capable charging spaces to be excessive and does not meet the intent of the Code; therefore, staff cannot support the waiver of development standards.

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 proposed ice arena is compatible with the surrounding area and harmonious with the existing development. The elevations and design characteristics are consistent with the surrounding area and are not unsightly or undesirable. The proposed design has the elements required by Title 30 and meets the basic elements of the Clark County Master Plan Goal SV-5 to minimize conflicts with intensive uses in Spring Valley. However, since staff does not support the elimination of EV parking spaces and the site layout will need to be redesigned in order to accommodate electric vehicle parking, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Although the throat depth for the commercial driveways on Russell Road do not comply with the minimum standard, the applicant worked with staff to extend the ingress throat depth for both driveways which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #2; denial of the use permit, waiver of development standard #1, and the design review.

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:

- Outdoor storage limited to the area shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0517-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 6
PROTESTS: 5

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/19/26 – per the applicant.

APPLICANT: RDX NWP, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (recreation center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone.

Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley. MN/jgh/cv (For possible action)

RELATED INFORMATION:

APN:

163-28-802-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 58 feet where a minimum depth of 100 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5655 S. Buffalo Drive
- Site Acreage: 36.3 (total) 9.6 (developed portion)
- Project Type: Public facility (community center)
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 58,000
- Sign Height (feet): 5
- Parking Required/Provided: 194/321

Site Plans

The plans depict an existing public park (Echo Trails Park) featuring a playground, water play area, tennis court, restroom facilities, perimeter trail, and turf areas. A 2 story community center is proposed at the southwest corner of the park and is set back 100 feet from Russell Road. Access to the site is granted via 2 driveways located along Russell Road. A throat depth of 58

feet is provided for the driveway, necessitating a waiver of development standards. Pedestrian walkways connect the existing attached sidewalks to the community center. Parking is located immediately to the south and west of the community center. The project site includes 33 existing parking spaces and 288 additional parking spaces provided for the entirety of the public park.

Landscaping

The plans depict a landscape area ranging between 10 feet to 21 feet located behind an existing 5 foot wide attached sidewalk, along Russell Road. Twenty four-inch box trees, including shrubs and groundcover, are proposed throughout the site. Twenty four inch box trees are planted within landscape finger islands that are equitably distributed throughout the parking lot. Trees are also planted along the north, south, east, and west sides of the community center.

Elevations

The plans depict a 2 story, 39 foot high community center featuring a decorative standing seam metal roof with an exterior consisting of EIFS, window system with insulated vision glass, aluminum curtain wall frame and metal shades. The building features varying rooflines and all rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The community center will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a 2 story, 58,000 square foot community center including the following on the first floor of the facility: 1) gymnasium; 2) dance/yoga room; 3) exercise/fitness room; 4) multi-purpose classrooms; 5) arts and crafts room; 6) restroom facilities; 7) equipment and storage rooms; 8) office and conference rooms; 9) teaching kitchen, and 10) breakroom. The second floor, or mezzanine level, features a circular walking/jogging track with two, 3 foot wide lanes.

Signage

The plans depict signage attached to the proposed community center. County branded, dimensional letter signage, with LED backlighting stands at 4 feet wide and panel signage reading "Echo Trail Community Center" stands 3 feet wide. The signs are located on the south, east, and west sides of the building. All letters for the wall signs will be backlit ensuring no glare or direct light leave the project site. The Clark County logo affixed to the building elevations consists of box signs with interior lights. The logo will be depicted with translucent panels in front permitting the logos to be visible at night.

Applicant's Justification

The proposed community center will serve the surrounding residential neighborhoods located to the north, south, east, and west that are within walking distance of the park. The community center will offer a variety of activities and will be used by residents within the surrounding area. The existing location of the park is ideally suited for a community center.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0839	Vacation for a portion of right-of-way being Buffalo Drive located between Russell Road and Diablo Drive within Spring Valley	Approved by PC	December 2019
ZC-18-0428	Zone change to P-F zoning with design reviews for a park and a lighting plan	Approved by BCC	July 2018

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 & RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac), Public Use, & Neighborhood Commercial	RS5.2, RS20 & RS3.3	Single-family residential, post office, & undeveloped parcel
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waiver of Development Standards

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

Design Reviews

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 Clark County Parks, Trails, and Open Space Report state the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed use and design of the community center will positively impact the residents of the surrounding neighborhoods by providing a variety of options for participation in sports, exercise and community engagement. By providing a public amenity, such as the community center within the park, residents will have an additional recreational opportunity that will strengthen the sense of community in the surrounding area. The design of the community center is consistent with the Parks, Trails, and Open Space report. The design of the wall signs are consistent and compatible with the overall design of the park and community center. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to reducing the driveway throat depth on Russell Road, as the applicant has minimized potential conflicts by providing extra landscape areas on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0578-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (PK & COMM SERV)

CONTACT: LGA ARCHITECTURE, 1226 S. 3RD STREET #110, LAS VEGAS, NV 89104



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0369

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

TAB/CAC: Choose an item. Spring valley

Date: Click or tap to enter a date. 7/28/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. 8/18/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

★ SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100218

ASSESSOR PARCEL #(s): 163-28-802-003

PROPERTY ADDRESS/ CROSS STREETS: 5655 S BUFFALO DR., LAS VEGAS, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

The Clark County Echo Trail Community Center is a new development of a 58,021 square feet building with an overall site development area of 9.15 acres to the west of the existing Echo Trail Park. The new parking lot will provide 286 new parking spaces. Other site amenities include a multipurpose pedestrian plaza, a natural turf play area, a landscape labyrinth area, and a standalone trash enclosure. The building will house a large gymnasium, several classrooms, a multipurpose room, a demonstration kitchen, a dance/yoga room and a fitness room, along with staff admin offices, a conference room, storage rooms, and restrooms.

PROPERTY OWNER INFORMATION

NAME: CLARK COUNTY, DEPARTMENT OF REAL PROPERTY MANAGEMENT

ADDRESS: 500 S. GRAND CENTRAL PARKWAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-2907

CELL 702-303-2815

APPLICANT INFORMATION (information must match online application)

NAME: CLARK COUNTY, DEPARTMENT OF REAL PROPERTY MANAGEMENT, DESIGN AND CONSTRUCTION DIVISION

ADDRESS: 500 S. GRAND CENTRAL PARKWAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-2906

CELL 702-807-5443

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LGA ARCHITECTURE

ADDRESS: 1226 SOUTH 3RD STREET, STE 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-263-7111

CELL 702-789-3349

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.

Shauna Bradley (Feb 10, 2026 17:56:46 PST)

Property Owner (Signature)*

Shauna Bradley

Property Owner (Print)

Feb 10, 2026

Date



June 17, 2026

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

**RE: Echo Trail Community Center - Justification Letter, Version 3
Pre-Application Record Number: 26-200218**

This letter serves as the formal justification in support of Design Review for the Echo Trail Community Center project.

Echo Trail Park is an approximately 5-acre developed park facility situated on a Clark County-owned 36.3-acre parcel (163-28-802-003) at the corner of South Buffalo Drive and West Russell Road. Current amenities include a playground with shade structure, water play area, tennis court, restroom facilities, natural turf areas, and a perimeter trail surrounding the property beyond the developed park area. The existing facility provides 33 parking spaces.

The park serves a diverse residential area with apartment complexes, townhomes, and single-family developments, all within walkable distance. The attractive open spaces have drawn increasing visitation, creating significant demand that exceeds the capacity of the existing parking area. Recent population growth in Southwest Las Vegas has intensified the need for expanded facilities and programming in District A.

A community center of approximately 58,000 square feet, along with enhanced parking capacity, and exterior signage would address these needs by providing wayfinding to new amenities and diverse indoor programming opportunities currently unavailable to area residents. The proposed development will add 321 parking spaces.

The following waiver of standards is requested:

- Reduction of the 100-foot throat depth requirement for both new drives from Russell Road, as required by Uniform Standard Drawing 222.1. The proposed alternate solution includes a 151-foot throat depth for the westernmost drive and a 58-foot throat depth for the easternmost drive. The westernmost drive will function as the primary access point and is located adjacent to the majority of the new parking area. In addition, the easternmost drive is only right turn access. Additionally, future park improvements will include a connection to the north providing access to Buffalo Drive, which will create additional site circulation and access to the park.

Jason N. Jorjorian, AIA, NCARB, LEED AP | Lance J. Kirk, AIA, NCARB, LEED AP
Alexia H. Chen, AIA, LFA, NCARB | Brittany L. Bleak

June 17, 2026
Department of Comprehensive Planning
Page 2

On behalf of the Clark County Department of Real Property Management and the Department of Parks and Recreation, we respectfully submit that the demonstrated community need for expanded park amenities and a community center fully justifies this project moving forward to Design Review.

Sincerely,
LGA Architecture

A handwritten signature in blue ink, appearing to read "Jason Jorjorian", with a stylized flourish at the end.

Jason Jorjorian, AIA
Principal

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0385-MILLROSE PROPERTIES NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a previously approved single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Rochelle Avenue and west of El Capitan Way within Spring Valley. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-20-221-001 through 163-20-221-044

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of retaining walls along the south and west property lines to 7 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 133% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.17
- Project Type: Retaining walls
- Wall Height (feet): 7

Site Plan, History, & Request

The site was previously approved for a single-family residential development consisting of 40 lots and 4 common lots via WS-24-0455 and TM-24-500095 in October 2024. The site was also concurrently rezoned to the RS3.3 zone through ZC-24-0453. The previously approved plans showed access to the development is from Rochelle Avenue to the north.

The previously approved cross sections showed retaining walls with increased height were approved along the east and north property lines up to 6.6 feet in height, while the south and west property lines had no retaining walls or were within the allowed 3 feet in height. The proposed cross sections now show retaining walls proposed along portions of the south and west property lines up to 6.1 feet in height, but the applicant is requesting 7 feet to account for any future variation. The addition of these retaining walls will not affect the layout of the subdivision itself

and there are no other changes to the plans or the previously approved retaining walls along the east and north property lines.

Applicant's Justification

The request to increase the retaining walls along the south and west property lines was requested by the Building Department to match the final grading report. The requested increase is minor and is consistent with the other walls that were approved previously on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500095	Tentative map for a 40 lot single-family residential subdivision	Approved by BCC	October 2024
WS-24-0455	Waivers of development standards and design review for a single-family residential development.	Approved by BCC	October 2024
VS-24-0454	Vacation and abandonment of patent easements - recorded	Approved by BCC	October 2024
ZC-24-0453	Zone change from RS20 to RS3.3 for a single-family residential development	Approved by BCC	October 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Recently approved single-family residential development
West & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in retaining wall height. Existing residential development to the south and west are the lots being affected by the proposed retaining wall height increase. Additionally, the existing residential developments to the south and west have been around since at least 1999. While retaining walls were previously approved for similar height on the property, those walls primarily abutted undeveloped property and Rochelle Avenue where there would be little impact from these retaining walls. Staff acknowledges the increase in retaining wall height are the result of drainage considerations; however, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver such as a redesign of the affected portion of the site to reduce the height of the retaining walls. For these reasons, 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:

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

Public Works - Development Review

- No comment.

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 #0139-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: LENNAR, 6385 S. RAINBOW BOULEVARD, SUITE 300, LAS VEGAS, NV
89118

DRAFT



APPLICATION MEETING INFORMATION ¹³

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0385

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

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

Date: 7/28/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100872

ASSESSOR PARCEL #(s): 163-20-221-001 through -044

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochella Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards application to revise a previously approved application, WS-24-0455.

PROPERTY OWNER INFORMATION

NAME: Millrose Properties Nevada, LLC

ADDRESS: 6385 S. Rainbow Blvd. Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: n/a

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC

ADDRESS: 6385 S. Rainbow Blvd. Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: n/a

CELL n/a

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Parker Sieck - Lennar

ADDRESS: 6385 S. Rainbow Blvd. Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-208-7812

CELL n/a

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)*

ROBERT JOHNSON
Property Owner (Print)

05/14/2026
Date



May 15, 2026

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

Subject: Justification Letter for a Waiver of Development Standards to modify the previously approved Waiver of Development Standards request to increase the allowable retaining wall height under WS-24-0455.

APNs: 163-20-221-001 through -044

Related Entitlements: ZC-24-0453; VS-24-0454; WS-24-0455; and TM-24-500095

The intent of this request is to modify the previously approved Waiver of Development Standards request to increase the allowable retaining wall height under WS-24-0455 per Title 30.04.03.C.2.iii.

For context, the original entitlements for the subject project, referenced above, were submitted and approved in October of 2024. Since then, Lennar has closed on the property and has begun to develop the site.

During their review of the final grading report, the Clark County Building Department requested that we update our Waiver of Development Standards request to reflect what was constructed and is currently constructed in the community. The original Waiver of Development Standards request for increased retaining wall height, under WS-24-0455, read as follows:

"To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 6 feet to 6.6 feet in certain areas across the east property line. We are also requesting to allow 3.5 feet of retaining along Rochelle Avenue, where a maximum of 3' is allowed. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views."

The Clark County Building Department requests that we update our Waiver of Development Standards to include the increased retaining wall heights of 6.6 feet along the Western and Southern property lines of the subject property, adjacent to the existing residential development

This request is minor in nature, and the request is justified in that the requested wall height remains consistent from the original approval. This is merely a modification of the requested areas in which the waiver applies.

Please note that Clark County Public Works has already approved the civil improvement plans for this community and is now being reviewed by the Building Department for adherence to the approved entitlements. The approval of this Waiver of Development Standards request is important in the successful development timeline, we seek to achieve.



Please contact our office if you have any questions or require additional information.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Sieck".

Parker Sieck
Entitlements Manager

