



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 14, 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 June 30, 2026. (For possible action)
- IV. Approval of the Agenda for July 14, 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)

Applications are available to serve on the Family Services Citizen's Advisory Committee. Members serve without compensation for a three-year term. Applications are available on the Department of Family Services web page on the County Website <https://boards.clarkcountynv.gov/active-recruitments> and must be received no later than close of business on July 30, 2026.

VI. Planning and 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) 07/21/26PC
- 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
- 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

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 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: July 28, 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

June 30, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson EXCUSED
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com EXCUSED	
County Liaison:	Mike Shannon 702-55-8338 mds@clarkcountynv.gov EXCISED Kristina Bedikian Kristina.bedikian@clarkcountynv.gov PRESENT	

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

Lorena Phagley, Comprehensive Planning

II. Public Comment

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

- None.

III. Approval of **June 9** Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 4-0/Unanimous

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

HOLD APPLICATION SDR-26-0312 UNIL JULY 14, 2026, Spring Valley Town Board meeting

Motion by: Justine McDowell

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - None.

VI. Planning & Zoning

1. **UC-26-0142-GALLERIA CENTER, LLC:**

HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)07/07/26 PC

Motion by: **Justine McDowell**

Action: **APPROVE**

Vote: 4-0/Unanimous

2. **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: **Randy Okamura**

Action: **Hold until July 14, 2026**

Vote: 4-0/Unanimous

3. **UC-26-0303-VISIBLE NOISE, LLC:USE PERMIT**

for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)07/21/26 PC

Motion by: **Randy Okamura**

Action: **APPROVE**

Vote: 4-0/Unanimous

4. **UC-26-0330-AKA SPANISH VISTA, LLC:USE PERMIT**

to allow personal services within an existing office building on 3.99 acres in a CP (Commercial Professional) Zone. Generally located south of Tropicana Avenue and west of Durango Drive within Spring Valley. JJ/dd/cv (For possible action)07/21/26 PC

Motion by: **Kriselle Gabriiel**

Action: **APPROVE**

Vote: 4-0/Unanimous

5. **WS-26-0305-BRITTON MARY HANNAH & FRAHM RICHARD HANS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate access gate setback; 2) allow a non-decorative wall; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action) 07/22/26 BCC

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: 4-0/Unanimous

VII General Business

1. None.

VIII. Comments by the General Public-

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

- None.

IX. Next Meeting Date: July 14,2026

X Adjournment

Motion by Randy Okamura
Action: **ADJOURN** meeting at 7:00 p.m.
Vote: **PASSED** (4-0) /Unanimous

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-09-501-014

SIGN DESIGN REVIEWS:

1.
 - a. Increase the area of a proposed project entrance sign (Sign A) to 218 square feet where 35 square feet is the maximum area permitted per Section 30.05.02N (a 522.9% increase).
 - b. Increase the area of a proposed project entrance sign (Sign B) to 128 square feet each where 35 square feet is the maximum area permitted per Section 30.05.02N (a 265.7% increase)
 - c. Increase the area of a proposed project entrance sign (Sign C) to 128 square feet each where 35 square feet is the maximum area permitted per Section 30.05.02N (a 265.7% increase).
2. Increase the height of proposed project entrance signs to 15 feet each where 5 feet is the maximum height permitted per Section 30.05.02N (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8147 W. Warm Springs Road
- Site Acreage: 13.68
- Project Type: Project entrance signs
- Sign Height (feet): 15
- Square Feet: 218 (Sign A)/128 (Sign B)/128 (Sign C)/474 (total)

Signage Plans

The plans provided depict an existing multi-family development located on a 13.68 acre site, south of Warm Springs Road and east of Cimarron Road. The plan indicates three proposed project entrance signs on the site labeled as Signs A, B, and C. Sign A is proposed to be attached to an existing perimeter wall near the northwest corner of the subject site facing towards the intersection of Warm Springs Road and Cimarron Road. Signs B and C are proposed to be attached to an existing perimeter wall located on each side of the main entrance into the multi-family development from Warm Springs Road located to the east of Cimarron Road. Sign A is proposed to be set back a minimum of 20 feet from the property line at the intersection of Warm Springs Road and Cimarron Road. Sign B is set back 6.5 feet, and Sign C is set back 10.5 feet from the north property line along Warm Springs Road.

Each sign includes open channel letters with white faux neon attached to the existing perimeter wall. Each sign location features 6 slightly angled illuminated tubes with heights varying from 8 feet 8 inches to 14 feet 4 inches which are proposed to be anchored in the ground in front of the wall in groups of three within a 3 foot 6 inch wide area and a 4 foot wide area located on each side of the channel letters. Additionally, Sign A includes 2 painted aluminum cabinets with a routed-out star pattern and backed with white acrylic. The cabinets are proposed to be attached to the perimeter wall and will be located to the left and right of the illuminated tubes. This results in Sign A being a total of 218 square feet while Signs B and C are a total of 128 square feet each where 35 square feet is the maximum area allowed for each sign. The maximum height for each sign is 14 feet 3 inches to the highest point of the tallest illuminated tube where 5 feet is the maximum height allowed.

Applicant's Justification

The proposed signage is designed to provide effective site identification and maintain consistency with the established character of the surrounding corridor. Nearby developments have entry signage of similar scale and visibility that were previously approved. The modifications aim to preserve continuity within the streetscape and avoid a visual gap between existing and new development. The proposed signs are designed to improve wayfinding for both vehicles and pedestrians, reducing confusion for first-time visitors. Illumination will comply with all applicable standards, with lighting directed to minimize spillover and glare onto adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0076 (ADET-26-900256)	First extension of time for a zone change, waiver of development standards, and design reviews for multi-family development	Approved by ZA	April 2026
AV-24-900818	Minor deviation for modifications to the approved plans	Approved by ZA	December 2024
VS-24-0036	Vacated and abandoned patent easements	Approved by PC	April 2024
NZC-23-0076	Reclassified the site from R-E & C-1 to R-4, waiver of development standards, and design reviews for multi-family development	Approved by BCC	May 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0077	Vacated and abandoned a portion of right-of-way	Approved by BCC	May 2023
VS-0228-08	Vacated a portion of Warm Springs Road - expired	Approved by PC	April 2008
TM-0039-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
ZC-1695-05 (WC-0079-07)	Waiver of conditions requiring right-of-way dedication for Myers Street, Mardon Avenue, and related spandrel in conjunction with a future commercial development	Approved by BCC	May 2007
ZC-1695-05	Reclassified a portion of the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Offices & commercial buildings & undeveloped
South	Public Use	PF	Undeveloped
East	Neighborhood Commercial	CG	Undeveloped
West	Neighborhood Commercial & Corridor Mixed Use	CP, CG & RM50	Office building, shopping center & multi-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Staff finds that the primary purpose of a project entrance sign is to facilitate traffic and emergency services. Such signs are a type of monument sign which is typically integrated into the entry landscape features, constructed of materials and color accents consistent with the project's overall design theme, and located at primary entrances of residential, commercial, or industrial projects.

Staff has identified several project entrance signs located within a half mile of the subject site for both commercial and residential uses, such as two, 100 square foot entrance signs attached to a 5 foot wall along Cimarron Road and two, 340 square foot entrance signs attached to an 8 foot 4 inch wall along Warm Springs Road nearby at St. Rose Hospital. These signs were approved via waivers where one, 70 square foot sign was allowed by code at that time. The purpose of these signs, however, is to support vital emergency services. The remaining project entrance signs are primarily associated with residential uses and all appear to be smaller in size and within the allowable height of 35 feet.

While the overall sign design, including the use of the illuminated tubes, is consistent with the design theme of the multi-family development and could bring interest to the streetscape, the proposed sizes and overall heights of the signs would appear to be somewhat out of character with other similar residential developments within the area. Therefore, staff is unable to support these requests.

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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YC SIGNS

CONTACT: YC SIGNS, 3401 SIRIUS AVENUE, UNIT 19 AND 20, LAS VEGAS, NV 89102

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SDR-26-0312

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 06/30/26

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. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

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 # 26-100400

ASSESSOR PARCEL #(s): 17609501014

PROPERTY ADDRESS/ CROSS STREETS: 8147 W WARM SPRINGS RD

DETAILED SUMMARY PROJECT DESCRIPTION

MANUFACTURE & INSTALLATION OF (1) ADDRESS SIGN, (1) BUILDING SIGN, AND (3) ENTRANCE SIGNS

PROPERTY OWNER INFORMATION

NAME: LV Rainbow LLC

ADDRESS: 8655 S Eastern Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-214-9837

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: YC SIGNS LLC / YANELKIS CARROZA

ADDRESS: 3401 SIRIUS AVE UNIT 19

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-606-8827

CELL _____

ACCELA REFERENCE CONTACT ID # 164777

CORRESPONDENT INFORMATION (information must match online application)*

NAME: YC SIGNS LLC / YANELKIS CARROZA

ADDRESS: 3401 SIRIUS AVE UNIT 19

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-606-8827

CELL _____

ACCELA REFERENCE CONTACT ID # 16477

*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.

Martin Egbert
Property Owner (Signature)

Martin Egbert
Property Owner (Print)

May 1, 2026
Date

To Whom It May Concern,

We respectfully request consideration and approval of the proposed project entry signs as presented.

The proposed signage complies with all applicable code requirements except for the overall 35 SF maximum area allowance and the 5' maximum height limitation if the lighting fixtures are required to be included as part of the design review.

The modifications requested are as follows:

- Sign A: Request approval for a 64 SF entry sign area and an additional 154 SF attributed to lighting fixtures where 35 SF is currently permitted.
- Signs B and C: Request approval for 64 SF entry sign areas and an additional 64SF attributed to lighting fixtures where 35 SF is currently permitted.

The proposed signs have been carefully designed to provide effective site identification while remaining consistent with the established character of the surrounding corridor. Several nearby developments approved under previous standards feature entry signage of similar scale and visibility. Maintaining a comparable presence is important to preserve continuity within the streetscape and avoid creating a noticeable visual gap between existing and newly developed properties.

We understand the current sign code was recently updated and now reflects standards that differ significantly from those previously in place. This request is intended to help bridge that transition by aligning the proposed signage with the existing visual environment while still respecting the overall intent of the updated code.

In addition to visual compatibility, the proposed signs improve wayfinding for both vehicular and pedestrian traffic by providing clear site identification and reducing confusion for first-time visitors.

All illumination has been designed to comply with applicable standards, with lighting directed toward the sign faces and architectural features in a manner intended to minimize spillover and glare onto adjacent properties.

For these reasons, we respectfully request approval of the proposed signs as submitted.

Thank you for your consideration.

Sincerely,

Yanelkis Carroza

A handwritten signature in black ink, appearing to read 'Yanelkis Carroza', is written over the printed name.

08/04/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:**APN:**

163-11-805-032

LAND USE PLAN:

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

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

- Site Address: 6440 W. Desert Inn Road
- Site Acreage: 0.64
- Project Type: School (elementary) and daycare
- Number of Stories: 1
- Building Height (feet): 15 (Building 1)/16 (Building 2)
- Square Feet: 1,040 (Building 1)/1,390 (Building 2)
- Parking Required/Provided: 10/13

History, Site Plan & Request

In October 2023, UC-23-0529 was approved for use permits and a design review for a school and daycare on the subject property. Waivers of development standards were also approved to eliminate landscaping in the parking lot and adjacent to a less intense use, reduce throat depths for 2 driveways, waive commercial driveway returns, and reduce drive aisle width. The site plan previously submitted indicated 2 existing buildings on the site where the school and day care would be located, 2 existing driveways on Desert Inn Road, and an existing parking lot located along the east and south sides of the buildings. The site plan also indicated 2 existing shade structures and playground areas north of the buildings along with several existing block walls on the site.

In February 2026 the first extension of time was granted until October 3, 2027, which included compliance with the previous conditions for a traffic study update and installation of school zone/pedestrian flashers on Desert Inn Road. The applicant is seeking to allow the daycare use to proceed while they intend on fulfilling the Public Works conditions prior to opening the school at a later date. It should be noted that a use permit is no longer required for a daycare in the CP zone under the new Title 30.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400141 (UC-23-0529):

Comprehensive Planning

- Until October 3, 2027 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

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

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Applicant's Justification

The applicant states that Bless-Ed Day Academy seeks a waiver of conditions from the traffic study and school zone flashers as it pertains to the daycare use on the subject site, or a phased compliance. The applicant states that the daycare operation has completed the applicable licensing and inspection requirements. The request for waivers or phased compliance is to prevent operational delays for the daycare. The daycare will use controlled drop off/pick-up procedures, minimizing traffic impact, and will not rely on uncontrolled street crossings, ensuring child safety. The applicant states that the school flasher appears to require coordination and installation on a timeline that is not fully within their immediate control. The timeline may extend significantly beyond the opening schedule and require the daycare to remain closed until the flasher is completed, creating a substantial hardship.

The applicant requests one or more forms of relief including: 1) phased compliance to allow the daycare operations to begin while coordinating the school flasher process with the appropriate agencies; 2) waive the traffic study as it applies to the daycare or allow phased compliance to allow the daycare operations to begin while the traffic study is addressed; and 3) clarification that the daycare operation may proceed independently from the conditions applied to the school.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400141 (UC-23-0529)	First extension of time of a use permit, waivers of development standards and a design review for a school and daycare	Approved by PC	February 2026
UC-23-0529	Use permit, waivers of development standards, and a design review for a school and daycare	Approved by PC	October 2023
DR-19-0510	Design review for signage for a future school	Approved by BCC	August 2019
ZC-19-0223	Zone change for APN 163-11-805-033 (parcel to the north) from R-E to CRT zoning, with a use permit (including the subject site) and design review for the school and waivers of development standards - expired	Approved by BCC	April 2019
ZC-0204-13	Zone change for APN 163-11-805-032 from R-E to CRT zoning for an office building conversion	Approved by BCC	June 2013
AC-0707-11	Zoning compliance for a 10-bed community residence - expired	Approved by ZA	July 2011
DR-0414-07 (ET-0066-10)	Second extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	June 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1863-04 (ET-0049-09)	Second extension of time of a zone change to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	April 2009
DR-0414-07 (ET-0050-09)	First extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	April 2009
ZC-1863-04 (ADET-0117-09)	Administrative extension of time to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by ZA	February 2009
DR-0414-07	Design review for office buildings (4 total) - expired	Approved by BCC	August 2007
WS-0796-05	Waiver of development standards for modified landscaping and design review for an office building	Denied by BCC	September 2005
ZC-1863-04	Zone change for 1.1 acres from R-E to CRT zoning for a conversion of an existing single-family residence into an office building - expired	Approved by BCC	November 2004
ZC-0736-96	Zone change from R-E to C-P zoning to convert an existing residence to a professional office with future development	Withdrawn by BCC	July 1996

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions

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.

Staff cannot support the request to waive the conditions "Traffic study update and compliance" and "Coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road". Desert Inn Road is an arterial street that generates a high volume of traffic. Although the applicant intends to open the daycare first and the school at a future date, it is essential that all conditions are satisfied now to ensure the safety of children, motorists, and individuals accessing the site. Staff may not have the opportunity to enforce those conditions whenever the school use starts.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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 until October 3, 2027 to commence or the application will expire unless extended with approval or an extension of time; and a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time: the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Reconstruct driveways as commercial curb return driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

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:

PROTEST:

APPLICANT: BLESS-ED DAY ACADEMY

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400059

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 7/14/26

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: 8/4/26 **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: _____ **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 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 # 26 100928

ASSESSOR PARCEL #(s): 163 11 805 032

PROPERTY ADDRESS/ CROSS STREETS: Desert Inn and Torrey Pines

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of conditions request related to the school zone flasher condition associated with the school and daycare/childcare for the subject property. The intent of the project is to allow a reasonable, phased and legally appropriate path forward that separates the operational daycare use from the long term school related traffic infrastructure condition. Bless Ed Day Academy is requesting that Clark County consider allowing the approved school and daycare to be treated separately for purposes of operational approval so that the daycare may proceed while the school zone flasher condition is addressed through a phased process. The daycare operation has completed the applicable licensing and inspection requirements, including life and safety inspection.

PROPERTY OWNER INFORMATION

NAME: Mojave Springs Realty

ADDRESS: 10325 Sofferto Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: CELL 954-609-0710

APPLICANT INFORMATION (information must match online application)

NAME: Lillian Aguirre

ADDRESS: 6440 W. Desert Inn Rd,

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 725 233 6944 CELL 702 406 6525 ACCELA REFERENCE CONTACT ID # 702 406 6525

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Lillian Aguirre

ADDRESS: 6440 W. Desert Inn Rd

CITY: Las Vegas

STATE: Nv

ZIP CODE: 89146

TELEPHONE: 725 233 6944 CELL 702 406 6525 ACCELA REFERENCE CONTACT ID # 702 406 6525

*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)*

Ben Reiter, Managing Member
Property Owner (Print)

6/8/2026
Date



To: Clark County Department of Comprehensive Planning

Re: Request for Waiver of Conditions for UC-23-0529 and phased compliance related to school zone flasher and traffic study conditions

Property: 6440 West Desert Inn Rd, Las Vegas, Nevada, 89146

APN(s): 163-805-032

Applicant: Bless-Ed Day Academy LLC

Dear Clark County Comprehensive Planning Staff and Reviewing Authorities:

I'm respectfully submitting this letter of justification in support of a Waiver of Conditions request related to the school zone flasher condition and the traffic study condition associated with UC-23-0529 for the subject property. I understand that the traffic study condition may be applicable to both the school and daycare uses. Therefore, this request is intended to include relief for the daycare use from both the school zone flasher condition and the traffic study condition, or alternatively, phased compliance as determined appropriate by Clark County.

The intent of this request is not to avoid compliance with safety requirements, but to allow a reasonable, phased, and legally appropriate path forward that separates the operational daycare use from the longer-term school-related traffic infrastructure condition.

Bless-Ed Day Academy is requesting that Clark County consider allowing the approved school and daycare to be treated separately, so that the daycare portion of the property may proceed while the school zone flasher condition is addressed through a phased process. The daycare operation has completed the applicable licensing and inspection requirements, including life and safety inspections. The facility has been reviewed for occupancy, safety, and operational readiness, and the proposed daycare use is limited, structured, and controlled in a way that substantially differs from a larger school operation.

This request is especially important because the property previously operated with school-related use on site. Based on that prior history, the applicant reasonably understood that the property had already functioned in an educational capacity and that the existing facility conditions would support continuation of child-serving operations once required licensing and safety approvals were obtained. Since beginning the licensing and due diligence process, Bless-Ed Day Academy has worked diligently and in good faith with the appropriate agencies to satisfy all requirements within its control. The current issue involves a school zone flasher condition that appears to require coordination and installation on a timeline that may extend significantly beyond the applicant's opening schedule.

The applicant does not request that Clark County disregard student safety, traffic safety, pedestrian safety, or public welfare. On the contrary, Bless-Ed Day Academy fully supports safety-based conditions and is willing to comply with reasonable phased requirements. However, requiring the daycare operation to remain closed while waiting for the full school zone flasher process would create a substantial hardship, particularly where the daycare use has already



satisfied its licensing and life-safety inspections and can operate with controlled drop-off and pick-up procedures.

The proposed daycare operation will use structured parent drop-off and pick-up procedures designed to minimize traffic impacts. Families will be directed to use the on-site circulation area, and students will be escorted by staff in a controlled manner. The operation will not rely on unsupervised pedestrian crossings or uncontrolled street-side drop-off. The intent is to keep traffic contained on site, reduce congestion, and ensure children are safely received and released by staff.

For these reasons, the applicant respectfully requests that Clark County allow the daycare use to move forward while the school-related condition remains tied to the school or is addressed through phased compliance. This approach would preserve the County's authority over the original condition, maintain public safety protections, and allow the applicant to begin lawful childcare operations based on completed inspections and licensing approvals.

The hardship in this matter is practical and procedural rather than self-created. Bless-Ed Day Academy has invested significant time, resources, licensing effort, and professional coordination into preparing the site for a compliant child-serving operation. The delay is connected to a condition imposed under a prior land use approval and tied to infrastructure timing that is not fully within the applicant's immediate control. A phased approach would prevent unnecessary financial and operational harm while still honoring the County's safety objectives.

Approval of this request would also serve the public interest. The daycare will provide needed childcare and developmental support services for children and families in the community, including children who benefit from structured, supportive, and therapeutic learning environments. Allowing the daycare portion to proceed would support families while maintaining appropriate oversight of any future school-related expansion or condition compliance.

Accordingly, Bless-Ed Day Academy respectfully requests approval of one or more of the following forms of relief:

1. Phased compliance for the school zone flasher condition, allowing daycare operations to begin while the applicant continues to coordinate the required school zone flasher process with the appropriate agencies
2. Waiver of the traffic study condition as applied to the daycare use, or alternatively, phased compliance with the traffic study condition so that daycare operations may begin while any required traffic-related review is addressed
3. Clarification that the daycare operation may proceed independently from the larger school-use conditions, since daycare licensing, life-safety, occupancy, circulation, and operational requirements are satisfied.



4. Any alternative administrative or Board-approved relief that Clark County determines appropriate to protect public safety while avoiding unnecessary delay of a fully licensed daycare operation.

Bless-Ed Day Academy is committed to operating in a lawful, safe, ethical, and cooperative manner. We respectfully ask the County to consider the unique facts of this request: prior educational operations existed on site, daycare licensing and life-safety inspections have been completed, the proposed daycare operation is controlled and limited, and the school zone flasher and traffic study conditions can either be waived as applied to the daycare use or preserved through phased compliance without preventing immediate daycare services.

Thank you for your time, review, and consideration. We are willing to provide any additional documentation, site plans, licensing approvals, inspection records, circulation procedures, or agency correspondence needed to assist with review of this request.

Respectfully,

Lillian Aguirre

Bless-Ed Day Academy LLC

702-406-6525

Lillya@blessedayacademy.org

6440 West Desert Inn Rd, Las Vegas, Nevada, 89146

08/05/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

163-30-511-016

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow parking areas within 30 feet of a residential district where not permitted per Section 30.04.06L.
 - b. Allow high activity areas of development adjacent to areas subject to residential adjacency without additional landscaping and/or screening where required per Section 30.04.06G.
2.
 - a. Eliminate the required landscape buffer along the north property line where a 15 foot wide landscape buffer consisting of a double row of off-set evergreen trees is required per Section 30.04.02C.
 - b. Eliminate the required landscape buffer along the east property line where a 15 foot wide landscape buffer consisting of a double row of off-set evergreen trees is required per Section 30.04.02C.
 - c. Eliminate the required landscape buffer along the south property line where a 15 foot wide landscape buffer consisting of a double row of off-set evergreen trees is required per Section 30.04.02C.
 - d. Allow a 5 foot high wall along the north property line to remain where an 8 foot high decorative screen wall is required per Section 30.04.02C
 - e. Allow a 5 foot high wall along the east property line to remain where an 8 foot high decorative screen wall is required per Section 30.04.02C
 - f. Allow a 5 foot high wall along the south property line to remain where an 8 foot high decorative screen wall is required per Section 30.04.02C
3. Allow exiting vehicles to back out across a sidewalk onto a street where not permissible per Section 30.04.04H.
4. Eliminate bicycle parking where 4 spaces are required per Section 30.04.04J.

5. Reduce the number of parking spaces to 2 where 3 parking spaces are required per Section 30.04.04D (a 33% reduction).
6. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5076 Thunder River Circle
- Site Acreage: 0.13
- Project Type: Daycare
- Square Feet: 1,130 (daycare area)/3,678 (overall residence)
- Parking Required/Provided: 3/2

Site Plan & Request

The plan depicts an existing attached single-family residence that is used as a daycare within an existing residential subdivision. Access to the property is from Thunder River Circle to the west. The daycare operates primarily on the first floor of the home and is considered a commercial use since more than 6 children will be supervised at a time. The plan shows 2 parking spaces located on the driveway and 3 parking spaces are required. A shade canopy in the rear yard is being proposed as an additional play area with artificial turf. Waivers for residential adjacency standards, buffering and screening, parking, and driveway geometrics are also part of this request. No other changes are proposed to the existing site.

Landscaping

There is existing landscaping throughout the parcel, though no new landscaping is proposed. The applicant is requesting waivers of development standards for the required landscape buffers along the north, east, and south property lines.

Elevations

The photos provided depict a 2 story, attached single-family residence with a flat, variable roofline. The residence features stucco that is painted in light desert tones.

Floor Plan

The plan and photographs depict the primary area of the first floor reserved for the daycare, consisting of 1,130 square feet. The daycare area inside the home shows a sleeping area, tables with chairs, play area, diaper changing area, and a restroom designated for children.

Applicant's Justification

The applicant is proposing to operate a daycare on the first floor of an existing residence for up to 12 children (ranging from 1 month to 13 years of age). Hours of operation are Monday through Friday, 6:00 a.m. to 8:00 p.m., with Saturday and Sunday by appointments only. The program offers structured daily routines, play-based learning, academic support, creative

enrichment activities, nutritious meals and snacks, indoor and outdoor supervised play, and age-appropriate educational experiences designed to encourage confidence, independence, and positive social development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0953-00	Vacation and abandonment of easements	Approved by BCC	August 2000
ZC-0951-00	Zone change from R-E to R-2 for attached single-family residential subdivision, with use permits and variances	Approved by BCC	July 2000
TM-0229-00	Tentative map for an attached single-family residential subdivision	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	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.

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.

Use Permit & Waivers of Development Standards #1 through #5

Staff finds that a family daycare with up to 6 children is an appropriate use when in conjunction with a residence, which Title 30 allows. A daycare with 12 children is a commercial operation and requires compliance with commercial standards, including residential adjacency, buffering and screening, and parking standards. The proposed daycare for up to 12 children is not compatible with the surrounding residential area. Daycare uses are required to be accessed from a collector or arterial street due to the increased vehicle traffic and potential negative impacts related to increased traffic in a residential neighborhood. Staff finds that the requested waivers are proposed due to the commercial nature of the use, which could be avoided if the use was proposed as a family daycare for up to 6 children. Therefore, staff cannot support the use permit or the waivers of development standards #1 through #5.

Public Works - Development Review

Waiver of Development Standards #6

With the proposed use, customers visiting the site will increase the amount of traffic throughout the neighborhood, causing vehicles to queue in the public right-of-way due to no on-site space for pick-up or drop-off. Additionally, the 48 foot residential street is not wide enough to accommodate the increased customer traffic when vehicles are parked along the street. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site and a parking lot would prevent parking along the adjacent streets. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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: ASYA HOVHANNISYAN

CONTACT: ASYA HOVHANNISYAN, PLAY & LEARN CORNER, 5076 THUNDER RIVER CIRCLE, LAS VEGAS, NV 89148



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC/WS-26-0345

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 7/14/26

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: 8/4/26

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: _____

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 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 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 # 26-100325
ASSESSOR PARCEL #(s): 163-30-511-016

PROPERTY ADDRESS/ CROSS STREETS: 5076 Thunder River Cir, Las Vegas, NV, 89148

DETAILED SUMMARY PROJECT DESCRIPTION

Home-Based Childcare (12 children)

PROPERTY OWNER INFORMATION

NAME: Hovhannisyan Asya
ADDRESS: 5076 Thunder River Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: (725) 256-8020 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Hovhannisyan Asya
ADDRESS: 5076 Thunder River Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL: (725) 256-8020 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Hovhannisyan Asya
ADDRESS: 5076 Thunder River Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL: (725) 256-8020 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.

[Signature]
Property Owner (Signature)

Hovhannisyan Asya
Property Owner (Print)

04/23/2026
Date



JUSTIFICATION LETTER FOR CHILD CARE SPECIAL PERMIT

PLAY & LEARN CORNER

5076 Thunder River Cir, Las Vegas, NV 89148

Phone: (725) 256-8020 | Email: hovhannisyanasya86@gmail.com

I respectfully submit this letter in support of my request for a Child Care Special Permit for my licensed childcare facility, **PLAY & LEARN CORNER**, located at 5076 Thunder River Circle, Las Vegas, Nevada 89148.

I am requesting approval to operate with a minimum capacity of Seven (7) children and a maximum capacity of twelve (12) children. My goal is to provide a safe, nurturing, educational, and developmentally appropriate environment that supports the physical, emotional, social, and cognitive growth of every child in my care while remaining fully compliant with Nevada childcare licensing regulations.

PLAY & LEARN CORNER provides licensed childcare and early education services for children ranging from 1 month through 13 years of age. Hours of Operation Monday – Friday: 6:00 a.m. to 8:00 p.m. | Saturday & Sunday: By appointment only. The program offers structured daily routines, play-based learning, academic support, creative enrichment activities, nutritious meals and snacks, indoor and outdoor supervised play, and age-appropriate educational experiences designed to encourage confidence, independence, and positive social development.

According to Title 30: 30.03.05 #5, daycare facilities are generally required to be accessed from an arterial or collector street. Although Thunder River Circle is classified as a local street, the location is directly connected to nearby arterial and collector streets that provide safe and efficient access for families, visitors, and emergency vehicles. The neighborhood surrounding the facility experiences light residential traffic with low vehicle speeds, which contributes to a safe environment for child drop-off and pick-up activities. The residence is clearly visible, easily accessible, and capable of accommodating safe transportation access for parents and emergency personnel when necessary.

Waiver of Development Standards for the following:

30.03.05 #5 Daycare shall be accessed from an arterial or collector street and Thunder River Circle is a local street.

30.04.06L Parking areas for nonresidential development within 30 feet of a residential district, and not separated by a primary building, or otherwise buffered shall be subject to §30.04.02, Buffering and Screening.



30.04.06G Higher-activity areas of development, such as parking, circulation, loading and delivery areas, and clubhouses, shall not be adjacent to areas subject to Residential Adjacency standards.

30.04.02C Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall.

30.04.02C to allow a 5-foot-high wall along the north property line to remain where an 8-foot-high decorative wall is required.

30.04.02C to allow a 5-foot-high wall along the east property line to remain where an 8-foot-high decorative wall is required.

30.04.02C to allow a 5-foot-high wall along the south property line to remain where an 8-foot-high decorative wall is required.

30.04-8 Eliminate bicycle parking where 4 spaces are required.

30.04.04D Parking (please provide the square footage of the area reserved for your childcare business. The parking requirements are based off of square footage.)

PLAY & LEARN CORNER is committed to operating in full compliance with all Nevada childcare licensing laws, health regulations, fire and safety requirements, sanitation standards, and supervision guidelines. The facility maintains a clean, secure, respectful, and inclusive environment where children can safely learn, grow, and thrive. I am fully dedicated to ensuring the health, safety, well-being, and development of every child entrusted to my care. I respectfully request your consideration and approval of this special permit application.

I respectfully request a Waiver of Development Standards not to install a commercial curb driveway per Uniform Standard Drawing 222.1.

Sincerely,

Asya Hovhannisyan

Owner/Provider

PLAY & LEARN CORNER

