



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 11, 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 chayes70@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 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
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 28, 2026. (For possible action)
- IV. Approval of the Agenda for August 11, 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-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action) **08/18/26 PC**
2. **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**
3. **WS-26-0390-BARTON, BRIDGET & JAMES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within a Neighborhood Protection (NPO) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/rp/cv (For possible action) **08/18/26 PC**
4. **UC-26-0424-GARDEN FOUNDATION INC & MARSON JAN T:**
USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/bb/kh (For possible action) **09/01/26 PC**
5. **ZC-26-0427-SELCO LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley (description on file). MN/jgh (For possible action) **09/02/26 BCC**

6. **VS-26-0428-SELCO LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road (alignment) and Tenaya Way and Pioneer Way within Spring Valley (description on file). MN/jl/kh (For possible action) **09/02/26 BCC**
7. **WS-26-0429-SELCO LAND HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed office warehouse building on 1.91 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh (For possible action) **09/02/26 BCC**

VII. General Business

1. Take public input regarding suggestions for FY2026-FY2027 budget request(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 25, 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 28, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT Tiffany Hesser 702-455-7338 TLH@clarkcountynv.gov PRESENT	

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

Brady Bernhardt, 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 July 14, 2026, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **July 28, 2026**, and Hold, Combine or Delete Any Items (For possible action)

HOLD item UC-26-0302 at request of the applicant for the next Spring Valley Town Board Meeting on August 11, 2026

Move Items **DR-26-0408** and **WS-26-0369** to the top of agenda

Motion by: Matthew Tramp

Action: **APPROVE** as amended by the Chair

Vote: 5-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **UC-26-0391-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

Motion by: **Patrick Dierson**

Action: **Hold to next meeting as applicant was not present**

Vote: **5-0/Unanimous**

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

Motion by: **Patrick Dierson**

Action: **APPROVE with existing staff conditions**

Vote: **5-0/Unanimous**

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

Motion by: **Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

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

Motion by: **Patrick Dierson**
Action: **APPROVE as published**
Vote: **5-0/Unanimous**

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

Motion by: **Kriselle Gabriel**
Action: **APPROVE with staff conditions**
Vote: **5-0/Unanimous**

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

Motion by: **Kriselle Gabriel**
Action: **APPROVE with staff conditions**
Vote: **5-0/Unanimous**

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

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: **5-0/Unanimous**

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

Motion by: **Kriselle Gabriel**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

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

Motion by: **Patrick Dierson**

Action: **APPROVE with staff “if approved” staff conditions**

Vote: **5-0/Unanimous**

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

Motion by: **Matthew Tramp**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

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

Motion by: **Randy Okamura**

Action: **HOLD until August 11, 2026 at request of the applicant**

Vote: **5-0/Unanimous**

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

Motion by: **Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

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 Captain way within Spring Valley JJ/hw/cv (For possible action) 08/19/26 BCC

Motion by: **Randy Okamura**

Action: **APPROVE with staff “if approved” conditions**

Vote: **5-0/Unanimous**

VII General Business

1. **Michael Shannon reviewed the status of Spring Valley Town Advisory Board FY2025-FY2026 budget requests.**

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: **August 11, 2026**

X Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN meeting at 7:43 p.m.**

Vote: **5-0/Unanimous**

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.

DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley.
JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-103-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a retaining wall along the north & east property lines to 10 feet where 3 feet is the maximum height permitted per Section 30.04.03C (an 83% increase).
2. Increase the building height for a place of worship to 112 feet where 35 feet is the maximum permitted per Section 30.02.04B (a 220% increase).
3.
 - a. Allow structures adjacent to an NPO-RNP to have heights up to 112 feet which exceed those of the RNP district standards that allow a maximum height of 35 feet for principal structures and 25 feet for accessory structures per Section 30.04.06G (a 220% increase).
 - b. Allow structures within 200 feet of residential zoning districts to be 112 feet in height where 100 feet maximum is permitted per Section 30.04.06H (a 12% increase).
 - c. Allow higher activity areas (parking and circulation) of development adjacent to an area subject to Residential Adjacency standards where not permissible per Section 30.04.06G.
 - d. Increase fill height to more than 9 feet along the east property line where a maximum of 9 feet is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F.
 - e. Increase fill height to more than 6 feet along the east property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F.
 - f. Allow a 5 foot high wall to remain along the east property line where an 8 foot high decorative wall is required per Section 30.04.02C

4. Eliminate parking lot landscaping where 1 landscape island is required every 6 spaces within the parking area per Section 30.04.01D.
5. Reduce on-site parking requirements to 39 spaces where 56 on-site parking spaces are required. Section 30.04.04D (a 70% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 112
- Square Feet: 14,000
- Parking Required/Provided: 56/39
- Sustainability Required/Provided: 7/8

Site Plan

The site plan depicts a new 14,000 square foot place of worship centrally located on the 1.59 acre parcel, with parking areas positioned along the west and south sides of the building and access taken from Westwind Road. The grading plan shows notable elevation changes across the site, including a 10 foot retaining wall along the north and east property lines where a maximum height of three feet is permitted, requiring a waiver to increase retaining wall height. The building elevations depict a maximum height of 112 feet at the dome, which exceeds the 35 foot height limit for principal structures in the RS20 zoning district and necessitates a waiver to increase building height.

Because the building is located within 200 feet of residential zoning, the proposed height also exceeds the maximum height permitted under the residential adjacency height/setback ratio, requiring a waiver to allow structures within 200 feet of residential zoning districts to reach 112 feet where 100 feet is the maximum permitted. Additional residential adjacency waivers are required due to the height exceeding standards applicable within the NPO-RNP Overlay, the placement of higher-activity areas such as parking and circulation adjacent to residential zoning, and the location of parking along lot lines adjacent to residential uses. The plans also show an existing 5 foot high wall along the east property line where an 8 foot high decorative wall is required, necessitating a waiver to allow the reduced wall height.

Within the parking area, one required landscaping island is removed to accommodate internal circulation and ADA access. Title 30 requires a landscape island every 6 parking spaces, and the elimination of this island requires a waiver to modify the parking lot landscaping standard.

Landscaping

The landscape plan depicts full street landscaping along Westwind Road consisting of a 5 foot landscape strip, a 5 foot sidewalk, and an additional 5 foot landscape strip. The plans also show minimum 15 foot landscaping strips along the east and south portions of the property, providing buffering between the proposed development and adjacent residential zoning. Additional landscaping is provided along the west side of the site adjacent to parking areas. One parking lot landscaping island is removed necessitating a waiver.

Elevations

The elevation plans depict a single-story place of worship with a centrally located dome reaching a maximum height of 112 feet. The building includes a flat roof with parapets and uniform wall planes finished in stucco with trim accents. Window systems are aluminum, and the plans note the use of low-emissivity glazing and roof materials with a Solar Reflectance Index of 78 or greater. Minimum interior floor-to-ceiling heights of eleven feet are shown. The proposed dome height exceeds the 35 foot maximum permitted in the RS20 zoning district and is located within 200 feet of residential zoning, resulting in the need for height-related waivers under Title 30.

Floor Plans

The floor plans depict a two-level interior layout consisting of a ground level and a first level. The ground level contains approximately 9,883 square feet and includes the primary sanctuary space, lobby, offices, meeting rooms, restrooms, and storage areas. The first level contains approximately 4,026 square feet and includes additional assembly and support areas. The plans show minimum interior floor-to-ceiling heights of 11 feet throughout the building. Circulation is organized around the central sanctuary, with access provided from the west and south.

Applicant's Justification

The applicant states that the requested waivers are necessary to accommodate the architectural and religious requirements of the Ethiopian Orthodox church design, including a central dome height of approximately 112 feet and four smaller domes at approximately 64 feet, which exceed the height limits of the RS20 zoning district and residential adjacency standards. The applicant explains that site topography requires a ten-foot retaining wall along the north & east property lines where three feet is permitted, and that additional waivers are needed to allow the proposed height adjacent to the NPO-RNP Overlay and within 200 feet of residential zoning. The applicant also requests to allow higher-activity areas, including parking and circulation, adjacent to residential zoning, to retain an existing five-foot wall along the east property line where an eight-foot decorative wall is required, and to eliminate one required parking lot landscaping island to accommodate internal circulation and ADA access. Lastly, a parking reduction is also requested due to physical constraints of the site. The applicant states that these waivers are the minimum necessary to support the religious, educational, and community functions of the church and will not adversely affect public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-10-400021	First extension of time for a non-conforming zone change from R-E to C-P - expired	Approved by BCC	May 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ET-10-400052	First extension of time for a parking lot/private parking facility - expired	Approved by BCC	May 2010
UC/DR-0170-08	Parking lot/private parking facility	Approved by BCC	April 2008
NZC/UC/DR-1333-07	Zone change from R-E to C-P; automotive sales and design review for sales office	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South & East	Ranch Estate Neighborhood	RS20 (RNP)	Single-family residence & undeveloped
West	Mid-Intensity Suburban Neighborhood & Ranch Estate Neighborhood	RS3.3 & RS20	Single-family residence

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 proposed place of worship is situated on a 1.59-acre parcel with access from Westwind Road and is arranged to minimize operational impacts on nearby residential properties. The applicant indicates that the congregation size is limited, and the site provides sufficient parking to accommodate anticipated demand. The use is permitted in the zoning district subject to a use permit, and the operational characteristics of the church are compatible with surrounding development. Therefore, staff recommends approval of the use permit.

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 applicant requests to increase the height of a retaining wall along the north & east property lines to ten feet where three feet is the maximum permitted. While the applicant indicates the additional height is needed to address site topography, the proposed wall height represents a substantial deviation from Title 30 and introduces a vertical condition not typical for residentially adjacent development. The increased height may create visual impacts along the property line that are inconsistent with the intent of the retaining wall standards. Therefore, staff recommends denial.

Waiver of Development Standards #2

The applicant requests to increase the maximum building height to 112 feet to accommodate the central dome and associated architectural features. Title 30 limits building height in the RS20 district to 35 feet, and the proposed height significantly exceeds this standard. The scale and height of the structure are not compatible with surrounding single-family residential development and cannot be mitigated through buffering or site design. Staff cannot support this waiver.

Waiver of Development Standards #3

The applicant requests several waivers related to residential adjacency standards. The proposed height of 112 feet adjacent to the NPO-RNP Overlay exceeds the maximum permitted height of 35 feet for principal structures and 25 feet for accessory structures, representing a substantial departure from standards intended to ensure compatibility with nearby residential uses. The request to allow structures within 200 feet of residential zoning districts to reach 112 feet where 100 feet is the maximum permitted further intensifies the height impact.

The applicant also requests to allow higher-activity areas, including parking and circulation, adjacent to residential zoning where such placement is not permitted. These activity areas may introduce noise, lighting, and traffic impacts to adjacent residential properties. Additionally, the applicant seeks to retain an existing five-foot-high wall along the east property line where an eight-foot decorative wall is required, reducing the level of screening typically provided between differing land uses.

Collectively, the requested residential adjacency waivers exceed the allowances intended to protect neighboring residential properties from incompatible height, activity, and screening impacts. Therefore, staff recommends denial.

Waiver of Development Standards #4

The applicant requests to eliminate one required parking lot landscaping island where Title 30 requires a landscape island every six parking spaces. While the modification may improve internal circulation, the removal of required landscaping reduces shading, heat-island mitigation, and visual relief within the parking area. The standard is intended to improve parking-lot

functionality and environmental performance, and eliminating the island does not meet the intent of the code. Staff cannot support this waiver.

Waiver of Development Standards #5

The applicant requests to reduce the minimum parking requirements from the 56 parking spaces to 39 parking spaces a 70 percent reduction. The applicant indicates that the congregation size is limited, and the site provides sufficient parking to accommodate anticipated demand. However, the reduction in on-site parking spaces appears to be a self-created situation due to the size of the structure, which may have adverse effects on the neighborhood. Therefore, staff cannot support this request.

Design Review

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

The proposed building incorporates a large central dome reaching 112 feet in height, along with additional architectural elements that significantly exceed the scale and massing typical of surrounding single-family residential development. The structure's height, bulk, and vertical emphasis create a visual presence that is not compatible with the established neighborhood context. The placement of the building closer to the north side of the site further intensifies its impact on adjacent residential properties.

While the architectural style reflects the applicant's religious traditions, the overall massing, height, and scale do not meet the intent of Title 30 design standards for compatibility, transition, and mitigation of impacts near lower-density zoning. The proposed design cannot be adequately integrated into the surrounding residential environment through buffering or site layout alone. Therefore, staff recommends denial.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and 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 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;
- Right-of-way dedication to include 25 feet to the back of curb for Westwind Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0010-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MG ENGINEERING AND CONSTRUCTION

CONTACT: MLADJAN GRUJICIC, 4750 DESERT PLAIN SRD, LAS VEGAS, NV 89147



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC/WS/DR-26-0365

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. 08/18/26 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:

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- 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

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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

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ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
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Paradise Park Community Center
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SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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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 # 26-100512

ASSESSOR PARCEL #(s): 163-12-103-014

PROPERTY ADDRESS/ CROSS STREETS: W. Sahara & Westwind Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

The owner is planning to build a new church with an approximate area of 14,000 square feet

PROPERTY OWNER INFORMATION

NAME: DEBREMIHRET SAINT MICHAEL ETHIOPIAN ORTHODOX TEWAHDO CHURCH IN LAS VEGAS, INC.

ADDRESS: 2575 WESTWIND RD

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-306-3355

CELL 702-306-3355

APPLICANT INFORMATION (information must match online application)

NAME: John Grujicic

ADDRESS: 4750 Desert Plains Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-630-3957

CELL 702-630-3957

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: John Grujicic

ADDRESS: 4750 Desert Plains Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-630-3957

CELL 702-630-3957

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.

Wexianos H. Hailu
Property Owner (Signature)*

WEXIANOS HAILU
Property Owner (Print)

03/24/2026
Date

May 27, 2026

**JUSTIFICATION LETTER
FOR WAIVER OF STANDARD DESIGN REVIEW
FOR ST. DEBREMIHRET SAINT MICHAEL ETHIOPIAN ORTHODOX TEWAHDO
CHURCH IN LAS VEGAS, INC.**

APN: 163-12-103-014

ST. DEBREMIHRET SAINT MICHAEL ETHIOPIAN CHURCH would like to get waiver of standard and design review for following:

Waivers of Development Standards:

1. Request for Retaining Wall Height Waiver – Increase maximum exposed retaining wall height from 6 feet to 10 feet

We respectfully request approval of a waiver to allow an exposed retaining wall height of **10 feet**, where **Title 30** limits the maximum height to **6 feet**. This increase is necessary due to the site's existing topography and the design requirements of the proposed church building.

The proposed building is approximately **191 feet long**, and the finished floor elevation must remain consistent across the entire structure. However, the **existing ground slopes downward toward the east**, creating a significant grade difference along the building footprint. In order to maintain a level finished floor and properly accommodate the building on this sloped site, a **10-foot retaining wall** is required.

Without this increased retaining wall height, the site would not be able to function properly, nor would it physically support the placement and construction of the church building as designed. The requested waiver is therefore essential to ensure safe grading, structural stability, and proper site development for the project.

2. Request for Height Waiver – Increase maximum building height from 35 feet to 112 feet
We respectfully request approval of a height waiver to allow a maximum building height of **112 feet**, where **35 feet** is otherwise permitted by code. The proposed new church includes a **main dome with a height of approximately 100 feet**, along with a **cross extending an additional 12 feet**, for a total architectural height of **112 feet**.

This increased height is essential in order to meet the **religious and architectural requirements** of the Orthodox Ethiopian Church. Traditional Ethiopian Orthodox churches are historically and culturally designed with tall domes and a prominent cross element, which symbolize the faith and carry significant spiritual meaning. The requested height is therefore not only functional but also necessary to preserve the authenticity and integrity of the religious structure.

For these reasons, we request approval of this height waiver so that the project may be constructed in accordance with traditional Orthodox Ethiopian church standards and religious practice.

3. Request for Height Waiver – Allow a building height of 112 feet within 200 feet of a residential use, where a maximum of 100 feet is permitted per Section 30.04.06(H).

4. Request for Landscape Waiver – Typically, a landscape finger island is required after every 6 parking spaces. We are requesting to allow 8 parking spaces where 6 parking spaces are permitted.

The total lot size is approximately 1.59 AC

2

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

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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 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 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@pennalentandentertainment.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0390-BARTON, BRIDGET & JAMES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within a Neighborhood Protection (NPO) Overlay.

Generally located west of Westwind Road and north of Edna Avenue within Spring Valley.
JJ/tp/cv (For possible action)

RELATED INFORMATION:

APN:

163-12-206-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the side setback for an RV cover where 5 feet is required per Section 30.02.04.
- b. Reduce the rear setback for a shed to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
- c. Reduce the side setback for a shed to 4 feet where 5 feet is required per Section 30.02.04 (a 20% reduction).
2. a. Reduce the building separation between RV cover and the single-family residence to 4 feet 8 inches where 6 feet is required per Section 30.02.06 (a 20% reduction).
- b. Reduce the building separation between Sun Shade A and the single-family residence to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
- c. Reduce the building separation between Sun Shade B and the single-family residence to 4 feet where 6 feet is required per Section 30.02.06 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5680 Edna Avenue
- Site Acreage: 0.49
- Project Type: Setback/separation
- Building Height (feet): 15 (RV cover)/10 (Shed)

- Square Feet: 595 (RV cover)/120 (Shed)

Site Plan

The site plan shows an existing single-family residence located on the northeast side of a four-lot cul-de-sac getting access from Edna Avenue to the south. Along the west property line, an existing RV cover is placed at a zero foot setback. A shed is located 8 feet north of the RV cover with a 4 foot setback from the west property line and a 1 foot setback from the north property line. Additionally, 2 existing sun shade structures are shown on the site plan. Sun Shade B is located 4 feet from the existing single-family residence, and Sun Shade A on the west side of the property is shown 3 feet from the residence.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan depicts a 15 foot gray metal RV cover. The shed measures 10 feet, constructed of blue wood and a pitched roof.

Floor Plans

The plan depicts an RV cover with 595 square feet and a shed with 128 square feet, all with an open floor plan.

Applicant's Justification

The applicant indicated that an RV cover was installed to protect the RV from desert temperatures and to maintain a cohesive, visually appealing look within the cul-de-sac. The applicant indicated that neighbors have expressed support and feel the improvements enhance the appearance of the neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Recreational facility

Clark County Public Response Office (CCPRO)

CE24-31930 is an active violation for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds that the reduced setbacks and separation may negatively impact the surrounding properties. The lot has adequate space to accommodate the required setbacks. The requests are a self-imposed hardship. Staff understands that there are neighboring properties with similar accessory structures; however, the RV cover as proposed is not compatible with the primary dwelling. Therefore, staff cannot 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES A. BARTON

CONTACT: JAMES A. BARTON, 5680 EDNA AVENUE, LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0390

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: 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: _____ 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>

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- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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14 Cottonwood Dr., Blue Diamond

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(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 # #26-100006
ASSESSOR PARCEL #(s): 163-12-206-011

PROPERTY ADDRESS/ CROSS STREETS: 5680 EDNA AVE

DETAILED SUMMARY PROJECT DESCRIPTION

APPLYING FOR WAIVER ON EXISTING R.V. COVER

PROPERTY OWNER INFORMATION

NAME: JAMES A. BARTON
ADDRESS: 5680 EDNA AVE
CITY: LAS VEGAS NV STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702 467-8076

APPLICANT INFORMATION (information must match online application)

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)

JAMES A. BARTON
Property Owner (Print)

3-21-26
Date

March 25, 2026
James Barton
5680 Edna Ave
Las Vegas, NV 89146

Re: Justification Letter
#26-100006

To whom it may concern a RV cover was installed at 5680 Edna ave, Las Vegas, NV 89146 at the Barton Residence. This cover was installed to protect the RV from extreme desert temperatures also to keep the Cul de sac more appealing and cohesive with neighbor's structure. The setbacks were not taken into consideration during the installation, so I am now requesting the following:

- A waiver of development standards to eliminate the side interior setback for an accessory structure (RV port) where 5 feet minimum is required per section 30.02.04. The current RV port was constructed 12 inches from the inside of the West masonry wall.
- Please add a waiver of development standard to reduce rear setback to 1 foot where 5 feet is required for the tuff shed located on the north end of the property per section 30.02.04

In speaking with my neighbors, they appreciate the look and appeal it brings to the cul-de-sac. All have expressed how my neighbor's and my cover allow the RV's to be stored under a cover that is aesthetically pleasing to the neighborhood.



James Barton

4

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0424-GARDEN FOUNDATION INC & MARSON JAN T:

USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone.

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

RELATED INFORMATION:

APN:

176-09-401-005

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 training café/restaurant open to the public
- Number of Stories: 1 & 2
- Building Height (feet): Existing 17 to 26
- Square Feet: Existing 1,575 to 23,248
- Parking Required/Provided: 150/168 (per current Title 30 standards) 172/168 (previously approved with ZC-21-0095)

History, Request & Site Plan

The site was previously approved for a training facility for people with special needs to provide educational support and provide training, therapy, learning, and recreational opportunities. The building includes professional office space which may be rented to other tenants. There are 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 does not provide 24-hour accommodation or medical care of patients.

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

until April 21, 2026 for review. Subsequently, an application for review for the original application (ZC-21-0095) will be heard by the BCC on August 19, 2026.

The previously approved plans depict a total of 4 existing buildings which will stay on-site, and no new buildings are proposed. The existing buildings include a large covered open area on the north side of the property that will be used for recreational facilities related to the training uses. Buildings 1 and 2 are located on the south side of the building with offices and training facilities. Building 3 is where the existing café/restaurant is in a 1,138 square foot space. The remaining space in building 3 is used for offices. The buildings make up a comprehensive campus where providers, agencies, and non-profits alike can utilize the existing facilities. 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 space of building 4. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with most parking spaces shown along the north, south, and west perimeters of the parcel.

The applicant is requesting a use permit to allow restaurant and related services (café) open to the public located within Building 3, which is centrally located on the site.

Landscaping, Elevations, & Floor Plans

No new design standards are proposed with this application. In addition, no new construction is proposed, and the existing café/restaurant is in building 3. There are no change to the existing floor plan with the existing café/restaurant operating in the 1,138 square foot space in building 3.

Applicant's Justification

This application is requesting to open the café open to the public and allow training opportunities in a café and restaurant setting with public access. This is like other training facilities in Clark County and Las Vegas that have similar operations for training purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-26-400060 (ZC-21-0095)	First review of existing training facility, recreational facility, temporary commercial outdoor events, and live entertainment	Pending BCC	August 19, 2026
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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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 Gagner 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-RNP)	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****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 applicant is proposing to open the café/restaurant to the public as part of the existing training facility and café operation. The proposed use is like other test kitchens in the Las Vegas area that also provide similar training with restaurants open to the public. This café and kitchen specializes in training those with developmental disabilities and is a unique facility within the community. Staff find that since the approval of ZC-21-0095 a substantial amount of work has been completed. Staff finds that the proposed café should not impose any negative impacts to the site or the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 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 to remove all unpermitted paving along the east side of APN 176-09-401-004 and submit photos to show removal.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEURODIVERSE PARTNERSHIPS

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0424

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/11/26

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: 9/1/26 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:

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Regional Government Center
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UPPER & LOWER KYLE CANYON

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Mt. Charleston Library
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Sandy Valley Community Center
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Searchlight Community Center
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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 # APR-26-100775

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

PROPERTY ADDRESS/ CROSS STREETS: 8390 W. WINDMILL LANE LAS VEGAS, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

The cafe in Building 3 will serve as a living classroom and a community hub, selling coffee and kindness to the community. Through hands-on hospitality and barista training, our clients with disabilities will gain invaluable, transferable life and employment skills in a supportive, real-world commercial environment. The cafe serves an inclusive opportunity to bridge the gap between community commerce and vocational advocacy - driven by kindness.

PROPERTY OWNER INFORMATION

NAME: The Garden Foundation, LLC

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: Taylor Gardner Chaney

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: Jennifer Samuel

ADDRESS: 8390 W. Windmill Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-246-2950

CELL 702-373-5992

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)*

Taylor Gardner Chaney for The
~~Garden Foundation Inc~~
Property Owner (Print)

07/02/2026
Date



June 28, 2026

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

Re: Justification Letter – APR-26-100775 Accessory Café to Restaurant with Public Access UC

Dear Mr. Bernhart,

This is a request to close out the permit request 26-4000060 for the expansion of Building 4 on Parcel Number 176-09-401-005. The plans do no longer include building expansion of a recreational facility, live entertainment and public events. Building 4 is a covered and open arena that is not available to public use. In addition, the playground grass area is no longer an event space that is open to the public but instead utilized by The Garden Foundation for private client vocational programs.

The operation of the café is to be utilized as a vocational training facility by The Garden Foundation and open to the public daily during business hours of 10am -4pm, Monday – Friday with the possibilities of adding business hours on the weekends.

Warm regards,

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

5

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0427-SELCO LAND HOLDINGS, LLC:

ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

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

RELATED INFORMATION:

APN:

163-34-401-025

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7360 Sunset Road
- Site Acreage: 1.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a conforming zone change from commercial general (CG) to Industrial Park (IP), in connection with an office warehouse project at the property. The zoning being requested is consistent with the zoning in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0494	Vacation of easements located between Arroyo Springs Street and Tenaya Way - recorded	Approved by BCC	October 2023
DR-23-0491	Design review for a minor training facility - expired	Approved by BCC	October 2023
ET-01-400426 (UC-2176-98)	Second extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	February 2002
ET-99-400466 (UC-2176-98)	First extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 2000
UC-2176-98	Use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1477-96	Zone change to C-1 for a shopping center	Approved by BCC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IP (AE-60)	Warehouse facilities
East	Business Employment	CG (AE-60)	Commercial development
West	Business Employment	IP (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0428	A vacation and abandonment request is a companion item on this agenda.
WS-26-0429	A waiver and design review for an office warehouse is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the north are zoned IP and the adjacent property to the west was recently rezoned to IP. This application is consistent and compatible with planned and existing developments in this area. The request is in conformance with the Master Plan and would provide uniform zoning along this portion of Sunset Road. Therefore, staff can support the zone change 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:

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 to show fire hydrant locations on-site and within 750 feet.

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 #0046-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUNTEN HOLDINGS, LLC

CONTACT: BROWNSTEIN HYATT FARBER SCHRECK, 100 N. CITY PARKWAY #1600,
LAS VEGAS, NV 89106



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0427 VS-26-0428 WS-26-0429

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/11/26

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: 9/2/26 **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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- 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:

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

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Searchlight Community Center
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SPRING VALLEY

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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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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 # APR-26-100733ASSESSOR PARCEL #(s): 163-34-401-025PROPERTY ADDRESS/ CROSS STREETS: 7360 W. Sunset Road, Las Vegas, Nevada 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse project

PROPERTY OWNER INFORMATION

NAME: Sunten Holdings LLCADDRESS: 10920 Luna Blanca DriveCITY: Las VegasSTATE: NVZIP CODE: 89138TELEPHONE: N/ACELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sunten Holdings LLCADDRESS: 10920 Luna Blanca DriveCITY: Las VegasSTATE: NVZIP CODE: 89138TELEPHONE: N/ACELL N/AACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLPADDRESS: 100 North City Parkway, Suite 1600CITY: Las VegasSTATE: NVZIP CODE: 89106TELEPHONE: 702-464-7068CELL N/AACCELA REFERENCE CONTACT ID # 182611

*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.

Signed by:

Property Owner (Signature)*

Kevin Higgins, Manager

Property Owner (Print)

7/6/2026 | 11:21 AM PDT

Date

July 6, 2026

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Conforming Zone Change (CG to IP) in connection with an Office/Warehouse Project
APN: 163-34-401-025

To Whom It May Concern:

We represent Sunten Holdings LLC, a Delaware limited liability company (the "Applicant"), as the owner that certain property located at 7360 W. Sunset Road, Las Vegas Nevada 89113, bearing Clark County Assessor's Parcel Number ("APN") 163-34-401-025 (the "Property"), consisting of approximately 1.82 acres, in connection with the land use applications provided herewith. The Property is currently zoned Commercial General (CG) within the AE-60 Airport Environs Overlay District, generally located on the corner of Sunset Road and Tenaya Way. The Applicant is requesting a conforming zone change from Commercial General (CG) to Industrial Park (IP), with a land use plan of Business Employment (BE), on approximately 1.82 acres, in connection with an office/warehouse project at the Property (the "Project").

The Applicant is requesting the Property be rezoned from Commercial General (CG) to Industrial Park (IP), which is otherwise consistent with the zoning in the surrounding area. The planned land use for the Property is Business Employment (BE), and therefore the requested zone change is conforming. The Property is an infill piece, and the properties to the north are all zoned Industrial Park (IP). The property to the west (APN 163-34-401-024) was recently rezoned to Industrial Park (IP).¹ The Property is abutting a major arterial street (Sunset Road) and collector street (Tenaya Way). The proposed zoning district is consistent and compatible with the surrounding parcels and uses within the area. The request further encourages concentrating commercial and industrial uses to ensure proposed uses are compatible with ongoing operations. As such, the Applicant does not believe the adjacent properties will be impacted with the proposed rezoning of the Property as requested.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Brooke A. Holmes
Enclosures

¹ See Application No. ZC-25-0686.

6

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0428-SELCO LAND HOLDINGS, LLC:

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

RELATED INFORMATION:

APN:

163-34-401-025

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The applicant is requesting to vacate existing easements on the site which are no longer required for the development of the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0494	Vacation of easements located between Arroyo Springs street and Tenaya Way - recorded	Approved by BCC	October 2023
DR-23-0491	Design review for a minor training facility - expired	Approved by BCC	October 2023
ET-01-400426 (UC-2176-98)	Second extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	February 2002
ET-99-400466 (UC-2176-98)	First extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 2000
UC-2176-98	Use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse Lofts (Loftworks)
South	Business Employment	IP (AE-60)	Office/warehouse
East	Business Employment	CG (AE-60)	Undeveloped & commercial center
West	Business Employment	IP (AE-60)	Undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0427	A zone change from CG to IP is a companion item on this agenda.
WS-26-0429	A waiver and design review for an office warehouse 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 pedestrian access easements that are not needed for site, drainage, or roadway development.

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- Grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUNTEN HOLDINGS LLC

CONTACT: BROWNSTEIN HYATT FARBER SCHRECK, 100 N. CITY PARKWAY #1600,
LAS VEGAS, NV 89106



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0427 VS-26-0428 WS-26-0429

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/11/26

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: 9/2/26 **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:

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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
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 # APR-26-100733ASSESSOR PARCEL #(s): 163-34-401-025PROPERTY ADDRESS/ CROSS STREETS: 7360 W. Sunset Road, Las Vegas, Nevada 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse project

PROPERTY OWNER INFORMATION

NAME: Sunten Holdings LLCADDRESS: 10920 Luna Blanca DriveCITY: Las VegasSTATE: NVZIP CODE: 89138TELEPHONE: N/ACELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sunten Holdings LLCADDRESS: 10920 Luna Blanca DriveCITY: Las VegasSTATE: NVZIP CODE: 89138TELEPHONE: N/ACELL N/AACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLPADDRESS: 100 North City Parkway, Suite 1600CITY: Las VegasSTATE: NVZIP CODE: 89106TELEPHONE: 702-464-7068CELL N/AACCELA REFERENCE CONTACT ID # 182611

*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.

Signed by:

Property Owner (Signature)*

Kevin Higgins, Manager

Property Owner (Print)

7/6/2026 | 11:21 AM PDT

Date

July 6, 2026

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Vacation of Easements (Office/Warehouse Project)
APN: 163-34-401-025

To Whom It May Concern:

We represent Sunten Holdings LLC, a Delaware limited liability company (the "Applicant"), as the owner of that certain property located at 7360 W. Sunset Road, Las Vegas Nevada 89113, bearing Clark County Assessor's Parcel Number ("APN") 163-34-401-025 (the "Property"), consisting of approximately 1.82 acres, in connection with the land use applications provided herewith. The Property is currently zoned Commercial General (CG) within the AE-60 Airport Environs Overlay District, generally located on the corner of Sunset Road and Tenaya Way. The Applicant is requesting approval of a vacation of existing pedestrian easements, as shown on the enclosed plans.

Vacation and Abandonment of Easements of two (2) pedestrian access easements.

The previous owner of the Property obtained entitlements for a dog training facility per Application No. DR-23-0491, which was approved on October 4, 2023 by the Board of County Commissioners. In connection with such project, the previously owner dedicated certain easements, including the pedestrian access easements which are specific to the approved project. The Applicant is requesting approval to vacate and abandon these easements, and will rededicate new easements as required in connection with the new proposed project for a office/warehouse.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Brooke A. Holmes
Enclosures

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0429-SELCO LAND HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed office warehouse building on 1.91 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-401-025

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 4 feet along the south property line where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. Reduce the departure distance for a proposed driveway along Sunset Road to 180 feet where 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 5% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7360 Sunset Road
- Site Acreage: 1.91
- Project Type: Office warehouse building
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 37,402
- Parking Required/Provided: 37/38
- Sustainability Required/Provided: 7/7.5

History & Request

The project site was previously approved for a dog training facility by application DR-23-0491, which was approved by the Board of County Commissioners on October 4, 2023, and expired on October 4, 2025. The applicant is now proposing an office/warehouse building, consisting of

approximately 37,402 square feet. The project will feature tilt-up construction and contemporary design, as shown on the plans. To accommodate the proposed project, the applicant is seeking a conforming zone change to rezone the property from CG to IP as well as waivers of development standards to increase retaining wall height and reduce departure distance with a design review for a proposed office building.

Site Plans

The plans depict the proposed building will be setback approximately 1) 20 feet 4 inches along Tenaya Way, 2) 23 feet 9 inches along Sunset Road, 3) 61 feet 7 inches in the rear of the building, and 4) 62 feet 10 inches on the east side of the building as shown on the plans. The total lot coverage is approximately 45% and small portions of the property will be utilized for outdoor storage as an accessory use, which will be screened by a 10 foot high CMU block wall and will not obstruct any pedestrian walkways; outside storage is located behind the building. The project will incorporate the 10 foot high CMU block perimeter and security walls, which will otherwise serve as additional screening from any adjacent properties and rights-of-way.

Primary access to the project is off Sunset Road and Tenaya Way and the access gates are set back approximately 122 feet from Sunset Road and 57 feet from Tenaya Way. Access to the site will be provided through remote access (access box) at the Sunset entrance, as shown on the plans. The gate access box will be utilized for deliveries or similar uses where access by remote is not otherwise available. Parking will be located along the northern and western sides of the property, with additional parking located behind the security wall and gates. A design review is necessary to allow customer entrances to be faced away from the street frontage and to review cross access where otherwise not provided.

Landscaping

The plans show each landscape finger island will include one 24 inch box tree and other landscaping, as more particularly shown on the landscape plan, where 1 large or medium tree is required every 12 parking spaces. Additional landscaping and trees will be provided in the various terminal islands. An 8 foot parking lot planting strip is being provided which will also serve as buffering landscaping around the perimeter of the property. All required street landscaping is being provided along Sunset Road and Tenaya Way, with no trees being planted within the sight visibility zone.

The landscaping provided will feature desert friendly landscaping to complement the contemporary design of the buildings and provide sufficient shade. The plant schedule shown on the landscaping plans is consistent with the recommended Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List. Detached sidewalks are provided along Sunset Road and Tenaya Way, as shown on the plans, with a minimum 15 foot wide area of landscape consisting of 5 feet on each side of the 5 foot detached sidewalk.

Elevations

The plans depict the proposed height of the building is approximately 45 feet to the top of the parapet. The project will feature tilt-up concrete with decorative reveals, metal roll up doors, decorative metal slats, colors changing between tan, dark clove, solar grey and masonry accents and articulation, as shown on the plans. All mechanical equipment will be screened by a parapet.

The plans depict glass storefront with glazing and double doors, located near the southwest portion of the building, and oriented away from Sunset Road.

The trash enclosure is in the back of the building adjacent to the outdoor storage area and will have walls at least 1 foot higher than the height of the trash receptacles, with concrete CMU block wall materials consistent with the building materials and colors of the primary building.

Floor Plans

The plans show a proposed warehouse office building with a square footage of 37,402. The space is complete with a sunken dock, drive-in dock, outdoor storage room, and general warehouse space.

Applicant's Justification

The applicant indicates that the site was previously approved for a dog training facility but now the project is proposed for an office warehouse space. In addition to the waivers and design review the applicant indicates there is also a request for a zone change which will facilitate the new uses moving forward.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0494	Vacation of easements located between Arroyo Springs Street and Tenaya Way - recorded	Approved by BCC	October 2023
DR-23-0491	Design review for a minor training facility - expired	Approved by BCC	October 2023
ET-01-400426 (UC-2176-98)	Second extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	February 2002
ET-99-400466 (UC-2176-98)	First extension of time for a use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 2000
UC-2176-98	Use permit for a convenience store with gasoline pumps - expired	Approved by PC	January 1999
ZC-1477-96	Zone change to C-1 for a shopping center	Approved by BCC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IP (AE-60)	Warehouse facilities
East	Business Employment	CG (AE-60)	Commercial development
West	Business Employment	IP (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0428	A vacation and abandonment request is a companion item on this agenda.
ZC-26-0427	A zone change from CG to IP 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

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 purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. The request to increase the retaining wall height will occur along the south boundary of the site, there are existing warehouse developments to the north. Staff finds the proposed retaining wall in this location should not have an impact on the adjacent property; therefore, recommends approval.

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 warehouse building complies with goals and policies of the Master Plan. For example, Policy SV-1.4 encourages the development of neighborhood-oriented commercial and light industrial services that allow residents to potentially work within proximity of their homes. The Master plan also supports the development of industrial and employment uses in areas that are close to highway facilities. Here, the site has convenient access to CC215. Lastly, Policy SV-1.1 protects neighborhood integrity by ensuring new development is compatible with existing uses in terms of height and scale. The design of the proposed office building includes varying rooflines which help to break up the mass of the building. With this, staff recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in departure distance for the Sunset Road commercial driveway. The applicant placed the driveway as far west as the site will allow.

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

- Enter into a standard development agreement prior to any permits 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;
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the sunset Road improvement project.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0046-2027 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUNTEN HOLDINGS, LLC

CONTACT: BROWNSTEIN HYATT FARBER SCHRECK, 100 N. CITY PARKWAY #1600,
LAS VEGAS, NV 89106

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0427 VS-26-0428 WS-26-0429

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 8/11/26

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: 9/2/26 **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
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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 # APR-26-100733
ASSESSOR PARCEL #(s): 163-34-401-025

PROPERTY ADDRESS/ CROSS STREETS: 7360 W. Sunset Road, Las Vegas, Nevada 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse project

PROPERTY OWNER INFORMATION

NAME: Sunten Holdings LLC
ADDRESS: 10920 Luna Blanca Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Sunten Holdings LLC
ADDRESS: 10920 Luna Blanca Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLP
ADDRESS: 100 North City Parkway, Suite 1600
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: 702-464-7068 CELL N/A ACCELA REFERENCE CONTACT ID # 182611

*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.

Signed by:

Kevin Higgins
Property Owner (Signature)*

Kevin Higgins, Manager
Property Owner (Print)

7/6/2026 | 11:21 AM PDT
Date

July 6, 2026

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Design Review & Waivers of Development Standards for an
Office/Warehouse Project
APN: 163-34-401-025

To Whom It May Concern:

We represent Sunten Holdings LLC, a Delaware limited liability company (the "Applicant"), as the owner of that certain property located at 7360 W. Sunset Road, Las Vegas Nevada 89113, bearing Clark County Assessor's Parcel Number ("APN") 163-34-401-025 (the "Property"), consisting of approximately 1.82 acres, in connection with the land use applications provided herewith. The Property is currently zoned Commercial General (CG) within the AE-60 Airport Environs Overlay District, generally located on the corner of Sunset Road and Tenaya Way. The Applicant is requesting a conforming zone change to rezone the Property from CG to IP, and further requests approval of the following in connection with a proposed office/warehouse project at the Property, as more particularly shown on the enclosed plans (the "Project"):

Design Review: for (a) an office/warehouse building, (b) outdoor storage, (c) to allow the customer entrances to be faced away from the street frontage, as shown on the enclosed plans; and (d) review where cross access is not otherwise provided.

Waiver of Development Standards for the following: (a) to reduce the departure distance to approximately 180 feet 3 inches where 190 feet is otherwise required, and (b) increase the retaining wall height to 4 feet.

I. Proposed Project

The Property was previously approved for a dog training facility per Application No. DR-23-0491, which was approved by the Board of County Commissioners on October 4, 2023, and expired on October 4, 2025. The Applicant is proposing an office/warehouse building, consisting of approximately 37,402 square feet. The Project will feature tilt-up construction and contemporary design, as shown on the enclosed plans. To accommodate the proposed Project, as noted above, the Applicant is seeking a conforming zone change to rezone the Property from CG to IP.

The primary entrance for the Project will feature an glass storefront with glazing and double doors, located near the southwest portion of the building, and oriented away from Sunset Road, where street-facing entrances are otherwise required pursuant to Section 30.04.05(G)(3)(i) of the Clark County Development Code, Title 30 (the "Code"). However, the proposed entrance is ideal given the proximity to the adjacent parking areas, which will provide a convenient, safe and ADA-compliant access. The entrance location is consistent with this type of development, where parking and operational efficiency guide the building orientation. Given the site layout, orienting the entrance toward the interior of the site is both practical and

necessary to ensure convenient access and site functionality. As such, the Applicant is requesting a design review of the proposed entrance.

A small portion of the Property will be utilized for outdoor storage as an accessory use, which is permitted as a conditional use within the Industrial Park (IP) zoning district. The proposed location for the outdoor storage meets all required setback requirements, is screened by a 10-foot high CMU block wall, will not obstruct any pedestrian walkways, and is located behind the building, as shown on the enclosed plans. The Project will incorporate a 10-foot high CMU block perimeter and security walls, which will otherwise serve as additional screening from any adjacent properties and rights-of-way. No materials will be stacked above the screening walls.

II. Site Design

A. Elevations & Articulation

The proposed height of the building is approximately 45 feet to the top of the parapet, where 50 feet is otherwise permitted in an Industrial Park (IP) zoned district per Section 30.02.19(B) of the Code. The Project will feature tilt-up concrete with decorative reveals, color changes, and articulation, as shown on the enclosed plans. The articulation for each building will be provided as shown on the enclosed plans where it is required every 50 linear feet per Section 30.04.05(G)(2)(i) of the Code. All mechanical equipment will be screened by a parapet. This overall design is consistent with other similar industrial buildings in Clark County and the surrounding area.

B. Access, Driveways & Throat Depth

Primary access to the Project is off Sunset Road and Tenaya Way, as shown on the enclosed plans. The proposed commercial curb return driveways are approximately 36 feet in width along Sunset Road and 32 feet in width along Tenaya Way, measured lip to lip, and otherwise comply with the requirements of the Uniform Standard Drawings 222.1 and Section 30.04.08 of the Code. The driveway serving Sunset Road provides an approximate throat depth of 25 feet, while the driveway serving Tenaya Way provides an approximate throat depth of 32 feet 1 inches, as shown on the enclosed plans, both of which are consistent with Uniform Standard Drawings 222.1 and Section 30.04.08 of the Code.

Security fencing will be provided at the Project, as shown on the enclosed plans, which will be approximately 10 feet in height as permitted under Sections 30.04.03(D)(1) and (3) of the Code, with access gates to remain closed during business hours. The access gates are set back approximately 122 feet from Sunset Road and 57 feet from Tenaya Way, as shown on the enclosed plans, where 50 feet is required per Section 30.04.03(E)(2) of the Code. Access to the site will be provided through remote access. A gate access box will be provided at the Sunset entrance, as shown on the enclosed plans. The gate access box will be utilized for deliveries or similar uses where access by a remote is not otherwise available.

A 24-foot fire lane and drive aisle will be provided with a minimum 28-foot inside turning radius. Lastly, the approach distance along Tenaya Way is in excess of the required 150 feet and the departure distance along Sunset Road is in excess of 190 feet, as otherwise required under the Uniform Standard Drawings 222.1, as shown on the enclosed plans.

C. Parking & Pedestrian Connectivity

Parking will be located along the northern and western sides of the Property, with a majority of the parking located behind the security wall and gates, as shown on the enclosed plans. The standard parking spaces and the accessible spaces both comply with all required dimensions as required under Table 30.04-4 of the Code. All required parking is met and provided, and below the maximum permitted parking per Section 30.04.04(D)(2)(i) of the Code. Specifically, a total of 38 parking spaces is being provided, where 37 are otherwise required, which includes 1 regular ADA space and 1 van ADA space as required per Table 30.04-2 of the Code. The maximum permitted parking per Section 30.04.04(D)(2) is approximately 41 spaces

(exclusive of ADA spaces). Pedestrian connectivity is being provided as shown on the enclosed plans. No EV-capable or EV-installed parking spaces are required pursuant to Table 30.04-5 of the Code, which only applies to the extent 100 parking spaces or more are provided. No bicycle parking is required in accordance with Table 30.04-8 of the Code.

D. Parking Lot & Street Landscaping

Each landscape finger island will include one (1) 24" box tree and other landscaping, as more particularly shown on the enclosed landscape plan, where one (1) large or medium tree is required every 12 parking spaces per Section 30.04.01(D)(8)(i)(b) of the Code. Additional landscaping and trees will be provided in the various terminal islands, as more particularly shown on the enclosed landscape plan. An 8-foot parking lot planting strip is being provided in accordance with Figure 30.04-1 of the Code which will also serve as buffering landscaping around the perimeter of the Property, provided, however, no buffering and screening is required under Section 30.04.02 with the abutting properties all zoned Industrial Park (IP). All required street landscaping is being provided along Sunset Road and Tenaya Way, as shown on the enclosed plans, with no trees being planted within the sight visibility zone.

The landscaping provided will feature desert friendly landscaping to complement the contemporary design of the buildings and provide sufficient shade. The plant schedule shown on the enclosed landscaping plans is consistent with the recommended Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List.

E. Detached Sidewalks

Detached sidewalks are being provided along Sunset Road and Tenaya Way, as shown on the enclosed plans, with a minimum 15-foot wide area of landscape consisting of 5 feet on each side of the 5-foot detached sidewalk, as otherwise required per Section 30.04.08(C)(5)(ii)(a) of the Code. The right-of-way was previously dedicated in connection with the previously approved dog training facility project, which maintained the 5 feet of right-of-way required for detached sidewalks, as shown on the enclosed plans. Further, the required easements were dedicated pursuant that certain Grant of Right-of-Way Easements for Drainage, Utility, Pedestrian Access, Street Light and Traffic Control, recorded on May 28, 2024, as Instrument No. 20240528-0001823, in the Office of the County Recorder, Clark County, Nevada (the "Official Records").

F. Setbacks & Lot Coverage

The proposed building will be setback approximately 20 feet 4 inches along Tenaya Way, and 23 feet 9 inches along Sunset Road, as shown on the enclosed plans, in compliance with the required 20-foot side street setback and 20-foot front setback requirements per Section 30.02.18 of the Code. The total lot coverage is approximately 45% where 80% is permitted under Section 30.02.18 of the Code.

G. Fencing & Walls

The Property will be enclosed with a 10-foot high CMU block wall, as shown on the enclosed plans, as permitted per Section 30.04.03(B)(1)(iii)(b) of the Code. The properties to the north and west are zoned IP, and the Property is separated by a 100-foot arterial road (Sunset Road) and 80-foot collector street (Tenaya Way) from the properties to the east and south. No residential adjacency requirements apply to this site.

H. Trash Enclosure, Roll Up Doors & Loading Docks

The trash enclosure is located in the back of the building adjacent to the outdoor storage area, as shown on the enclosed plans. The trash enclosure will have walls at least 1-foot higher than the height of the trash receptacles, with concrete CMU block wall materials consistent with the building materials and colors of the

primary building. Screened gates with a concrete floor extending 5 feet beyond the gates will be provided, which will not open into the drive aisle or obstruct the movement of vehicles. Recycling containers will be provided in the enclosure on the property. All required setbacks are met.

All other properties abutting the Property are zoned Industrial Park (IP), and therefore no roll up door will be facing any residential district. The truck court is located on the interior of the Project to successfully screen such area from the public right-of-way. The service and loading areas are setback in excess of the required 50 feet, and all loading docks are screened by the 10-foot high CMU block wall, security walls, and the primary building, such that any noise and disruption will be minimized and buffered. No residential adjacency requirements are applicable for this Property.

I. Sustainability

The Applicant has provided the sustainability checklist, and the Project will feature seven and one-half (7.5) sustainability points as further detailed on the enclosed checklist.

J. Off-Site Improvements

Full off-site improvements will be provided in connection with the Project. An off-site improvements agreement for the previously approved dog facility training project will need to be terminated and replaced with a new off-site improvements agreement associated with new permit numbers specific to the Project.

K. Cross Access

The Applicant is requesting a waiver of development standards to waive cross access to the adjacent vacant property to the west, as otherwise required per Section 30.04.05(G)(4)(i) of the Code. The property to the north is already developed and existing, and enclosed with a CMU block wall with no cross access provided. The vacant property to the west recently received approvals under Application No. ZC-25-0686 for a similar, conforming zone change to accommodate a comparable office/warehouse development with both high-dock and grade-level loading facilities. Given the Project's parking configuration and overall site design, providing cross-access would create unnecessary development constraints and would not provide any practical benefit. The Project and the adjacent planned development are not expected to generate shared customers or operational needs that would justify perpetual cross-access. Additionally, both properties are anticipated to experience relatively low traffic volumes, further reducing any functional need for cross-access. Cross-access is also not routinely required or provided for similar industrial developments, unless the sites are planned and developed collectively as part of a larger industrial complex.

III. Waiver of Development Standards

The Applicant is requesting a waiver of development standards to reduce the departure distance to approximately 180 feet and 3 inches where 190 feet is otherwise required. Based on the required point of measurement, and the required 36 feet driveway width along Sunset Road, the driveway is located the further west on the Property as can be accommodated in order to maintain the required parking space dimensions and driveway widths. As such, the departure distance is the maximum that can be accommodated at the site given the other Code requirements.

Further, the Applicant is requesting a waiver to increase the total height of the retaining walls up to 4 feet where 3 feet is the maximum allowed per Section 30.04.03(C). Pursuant to Section 30.04.03(C)(2)(iii)(d), the retaining walls may be increased to 6 feet where the finished grade of the developing property is lower or higher than the finished grade of the developed property. Here, the Property is at a lower grade than the adjacent properties and the right-of-way such that retaining walls will be required up to a maximum height of 4 feet. The retaining wall height is measured from finished grade of the street or sidewalk or adjacent property pursuant to Section 30.04.03(C)(2)(i). The retaining walls are approximately 3.15 feet along the northern Property boundary line, 3 feet long the western Property boundary line and 3.5 feet adjacent to

Tenaya Way. The Applicant is requesting approval up to 4 feet in the event there are slight modifications as the Applicant works with the County for the drainage study and/or Public Works comments which otherwise impact grading and otherwise require additional retaining wall height.

IV. Summary

Overall, the proposed Project is a compatible and well-designed infill industrial development that is consistent with the surrounding development and the long-term vision for this corridor. The Project has been carefully designed to comply with all required access, circulation, security, loading, landscaping, and other development standards, and will provide a high-quality development which otherwise enhances the character of the area.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Brooke A. Holmes
Enclosures