



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 12, 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 April 14, and April 28, 2026. (For possible action)
- IV. Approval of the Agenda for May 12, 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-26-0229-LEE & YU INVESTMENT, LLC:**
USE PERMIT for household pets in conjunction with a proposed recreational or entertainment facility within an existing shopping center on 1.67 acres in a CG (Commercial General) Zone. Generally located east of Rainbow Boulevard and north of Spring Mountain Road within Spring Valley. JJ/jl/kh (For possible action) **06/02/26 PC**
 - 2. **UC-26-0232-R W BUFFALO, LLC:**
USE PERMIT for proposed vehicle maintenance or repair in conjunction with an existing vehicle sales facility within an existing office/warehouse complex on 4.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Buffalo Drive within Spring Valley. MN/bb/kh (For possible action) **06/02/26 PC**
 - 3. **PA-26-700018-DIAMOND QUAIL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action) **06/02/26 PC**
 - 4. **ZC-26-0214-DIAMOND QUAIL, LLC:**
ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **06/02/26 PC**
 - 5. **VS-26-0216-DIAMOND QUAIL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action) **06/02/26 PC**

- 6. **WS-26-0215-DIAMOND QUAIL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.
DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action) **06/02/26 PC**

- 7. **ZC-26-0225-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley (description on file). JJ/rk (For possible action) **06/03/26 BCC**

- 8. **VS-26-0226-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and Sunset Road and Maule Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action) **06/03/26 BCC**

- 9. **WS-26-0227-ERICKSON ELIZABETH & WILLIAM W REVOCABLE TRUST & ERICKSON WILLIAM W & ELIZABETH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed personal services facility (fitness center) on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) **06/03/26 BCC**

VII. General Business

- 1. None.

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

IX. Next Meeting Date: May 26, 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

April 14, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel EXCUSED Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Hunter White, Jose Mendoza 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 **March 31, 2026** Minutes (For possible action)

Motion by: Patrick Dierson
Action: **APPROVE** as published
Vote: 4-0/Unanimous

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

Motion by: Matthew Tramp
Action: **APPROVE** after noting items 9 and 10 would be held until April 28, 2026 meeting.
Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Desert Breeze Baseball Complex Grand Opening May 2, 2026 from 10:00am to 1:00pm. The complex includes 4 junior size fields and the first all-inclusive adaptive field for players with physical and cognitive disabilities built by Clark County. The Grand Opening will feature Little League games, activities for children, traditional ballpark food and a dedication ceremony naming the all-inclusive field after Mike Aker in honor of his 22-year service as the Nevada District 4 Little league Administrator.**

VI. Planning & Zoning

1. **PA-26-700009-BR OVATION LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rk (For possible action) **04/21/26 PC**

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

2. **UC-26-0135-BR OVATION LIMITED PARTNERSHIP:**
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 4.18 acre portion of 14.57 acres site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/kh (For possible action) **04/21/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/Unanimous

3. **UC-26-0149-BR OVATION LIMITED PARTNERSHIP:**
USE PERMIT for senior housing.
WAIVER OF DEVELOPMENT STANDARDS to eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 3.46 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 4-0/Unanimous

4. **WS-26-0150-BR OVATION LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed mixed-use development on a 6.93 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**

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

5. **UC-26-0142-GALLERIA CENTER, LLC:**
USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) **04/21/26 PC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 due to applicant absence for second time. Request return to Town Board before Planning Commission action.
Vote: 4-0/Unanimous

6. **VS-26-0155-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/nai/kh (For possible action) **05/05/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 4-0/Unanimous

7. **WS-26-0160-MONARCH MARKETING CORPORATION:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action) **05/05/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff "if approved" conditions
Vote: 3-1/NAY - McDowell

8. **ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessori Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **05/06/26 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 4-0/Unanimous

9. **ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action) **05/06/26 BCC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request
Vote: 4-0/Unanimous

10. **UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action) **05/06/26 BCC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request
Vote: 4-0/Unanimous

VII General Business

1. None

VIII. Comments by the General Public-

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

- None

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

X Adjourment

Motion by: Randy Okamura

Action: **ADJOURN** meeting at 7:09 p.m.

Vote: 4-0/Unanimous

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0229-LEE & YU INVESTMENT, LLC:

USE PERMIT for household pets in conjunction with a proposed recreational or entertainment facility within an existing shopping center on 1.67 acres in a CG (Commercial General) Zone.

Generally located east of Rainbow Boulevard and north of Spring Mountain Road within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:

163-14-101-001 through 163-14-101-005

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6870 Spring Mountain Road, Suite 9
- Site Acreage: 1.67
- Project Type: Household pets within a recreational or entertainment facility
- Square Feet: 1,200
- Parking Required/Provided: 317/476

Site Plan & Parking

The plan depicts an existing shopping center with access from Spring Mountain Road to the south and Rainbow Boulevard to the west. There are 5 buildings within this shopping center, and the applicant's lease space is located along the west property line within APN 163-14-101-002, within Suite #9. The plan shows 82 parking spaces within APN 163-14-10-002. The remaining 394 parking spaces are available on adjacent parcels within the shopping center for a total of 476 available.

The proposed recreational facility will function as a lounge space with vending machines where the public can interact with cats for adoption. This special use permit is required to have up to 18 household pets on the property where 3 are allowed.

Landscaping

No changes to the existing landscaping are proposed.

Elevations

The plans depict the existing shopping center with a flat roof and covered walkway. Access to the suite will be from the south façade facing Spring Mountain Road.

Floor Plans

The plans depict a 1,200 square foot suite with a reception area, two event rooms, a restroom, and space to care for the cats.

Applicant's Justification

The applicant states their intent to operate a lounge space where the public can interact with cats for adoption. The cats will be housed onsite, and some beverages will be available through vending machines. This special use permit is required to have up to 18 cats (household pets) where 3 are allowed. All uses will be conducted indoors. The facility will operate from 10:00 a.m. and 7:00 p.m. with reservation times encouraged. The applicant has detailed sanitation and health plans and intends to obtain all applicable approvals from Clark County Animal Control and the Southern Nevada Health District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0029-15	Use permit and design review for outside dining	Denied by PC	March 2015
UC-1249-00	Use permit for vehicle rental	Denied by PC	September 2000
ZC-1078-00	Zone change from C-C to C-2 zoning	Approved by BCC	September 2000
ZC-0258-77	Zone change from R-E to C-C zoning for a shopping center	Approved by BCC	April 1978

*Additional land use applications have been approved throughout the shopping center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South & West	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant & shopping center

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 recreational facility with 18 cats will be within an existing lease space in conjunction with an existing shopping center. The applicant proposes full compliance with all required permits for the 18 cats, the implementation of timed and supervised admissions, and the use of detailed odor-control and sanitation protocols to mitigate potential health risks. Staff finds that the proposed use will not negatively impact adjacent properties or the residences to the north and east. Furthermore, there is ample parking throughout the shopping center and the proposed use will operate indoors only. 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

- Owner to obtain and maintain a Cat Fancier Permit from Clark County Animal Protection Services within 30 days of approval.
- 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: MAREZZE, LLC

CONTACT: MAREZZE, LLC, 10931 TERRA AZUL PLACE, LAS VEGAS, NV 89138

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): 26-0229

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

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 05/12/26

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. 06/02/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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 # 25-102093

ASSESSOR PARCEL #(s): 163-14-101-002

PROPERTY ADDRESS/ CROSS STREETS: 6870 Spring Mountain Rd, Suite 9, Las Vegas, NV 89146 / Spring Mountain Rd & S Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

- Applying for two special use permits:
- o Applying for a special use permit to have a kennel not to be in conjunction to an animal hospital in a CG zone.
 - o Applying for a special use permit to have maximum of 18 cats.

PROPERTY OWNER INFORMATION

NAME: LEE AND YU INVESTMENT, LLC
 ADDRESS: 4427 E Sunset Road
 CITY: Henderson, NV STATE: NV ZIP CODE: 89014
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: marezze LLC, dba Cat & Koi Lounge
 ADDRESS: 6870 Spring Mountain Rd, Suite 9
 CITY: Las Vegas, NV STATE: NV ZIP CODE: 89146
 TELEPHONE: _____ CELL 702-824-0840 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SAME AS APPLICANT INFORMATION
 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)*

Nami Lee
Property Owner (Print)

3/10/2026
Date

CAT & KOI LOUNGE

marezze LLC dba Cat & Koi Lounge

Master Plan Narrative & Exhibits

Clark County Comprehensive Planning – Virtual Appointment Submittal Packet

Application / APR Number:	25-102093
Requested Review:	Special Use Permit: (1) Kennel not in conjunction with an animal hospital in a CG zone; (2) Maximum of 18 cats on-site (3 cats permitted by default in CG zone). Both per Clark County Code Section 30.03.04.A.
Project Address (plan set):	6870 Spring Mountain Rd, Suite #9, Las Vegas, NV 89146
Zoning / APN (plan set):	Commercial General (CG) APN 163-14-101-002
Tenant Improvement Area:	1,200 SF (1st floor TI suite)
Primary Business Type:	Animal lounge / supervised cat interaction and relaxation space
Applicant / Contact:	Mark Salvador catkoi24@gmail.com 702-824-0840
Packet Date:	March 30, 2026

Note on address consistency: Some documents reference the suite as “Suite #9” while others use “Ste #109.” The applicant will standardize the suite designation across all permits and agency submissions as directed by Clark County.

Table of Contents

- 1. Executive Summary
- 2. Project Description
- 3. Justification
- 4. Site & Building Summary (Zoning, Parking, Floor Plan)
- 5. Operations Plan (Supervision, Hours, Admissions Controls)
- 6. Animal Welfare Plan (Selection, Vet, Quarantine, Enrichment)
- 7. Sanitation & Odor Control Plan (Litter, Cleaning, Waste)
- 8. Public Health Plan for Incidental Beverages (SNHD Exemption)
- 9. Safety & Emergency Planning
- 10. Phased Compliance & Pending Permits
- 11. Proposed Conditions of Approval (Applicant-Offered)
- Exhibits

1. Executive Summary

Cat & Koi Lounge is a small, supervised animal interaction and relaxation space. The applicant is requesting Special Use Permit approval under Clark County Code Section 30.03.04.A to: (1) operate a kennel not in conjunction with an animal hospital in a Commercial General (CG) zone; and (2) maintain a maximum of 18 cats on-site, exceeding the 3-cat default permitted in a CG zone. These approvals will allow the business to provide a better customer experience, improve adoption opportunities, and support safe rotation of cats while fully maintaining welfare standards.

The applicant has already contacted Clark County Animal Control/Animal Protection Services, who recommended that the applicant pursue land-use approval through Comprehensive Planning to address the current cat fancier permit limit of 10 cats and to identify a compliant pathway for an increased on-site cat capacity.

Key commitments:

- No more than 18 cats will be present until all required approvals/permits are issued.
- Timed admissions and active supervision to keep customer occupancy low and controlled.
- Odor control and sanitation-focused design, including a dedicated litter room connected to exhaust ventilation.
- Incidental beverage service only (vending machine); no open food handling; food area <25% of total floor space.

2. Project Description

The project is an interior tenant improvement (TI) within an existing commercial shopping center suite. The TI establishes a reception/check-in area, a main supervised cat interaction area, a small office, a staff locker room, and support spaces (restroom and mop/water heater area).

This application includes the following land-use requests and notifications:

- **Special Use Permit – Kennel (Not in Conjunction with an Animal Hospital), CG Zone:** The applicant is requesting a Special Use Permit to operate a kennel that is not in conjunction with an animal hospital in a Commercial General (CG) zone, per Clark County Code Section 30.03.04.A. Cat & Koi Lounge operates exclusively as a supervised animal interaction and relaxation facility. No veterinary medical services, surgeries, or treatments are provided on-site. The facility does not meet the definition of an animal hospital, and the applicant is not proposing to combine kennel use with any animal hospital function.

- **Special Use Permit – Maximum of 18 Cats (3 Cats Permitted by Default in CG Zone), per Section 30.03.04.A:** The applicant is requesting a Special Use Permit to maintain a maximum of 18 cats on-site. Under the default CG zoning provisions, only 3 cats are permitted. The requested increase to 18 cats is necessary to support a viable rotation model that protects animal welfare, meets customer experience standards, and enables adoption programming, as detailed in Section 3.
- **Recreational & Entertainment Facility – CG Zone (Special Use Permit Not Required):** The facility will offer structured, supervised activities that allow customers to meaningfully engage and interact with the cats, including enrichment-based programming and timed interactive sessions. A Recreational & Entertainment Facility is A permitted use in the CG zone and does not require a Special Use Permit. This component is disclosed here for transparency and completeness of the project description.

3. Justification

Justification for Kennel Use Not in Conjunction with an Animal Hospital

Cat & Koi Lounge is a specialized customer-facing lounge, not a veterinary practice or shelter. The proposed kennel use — defined here as the supervised on-site housing of cats for a commercial interaction and relaxation business — cannot practicably be operated in conjunction with an animal hospital because the business concept, physical layout, and patron experience are fundamentally different from and incompatible with the clinical environment of an animal hospital. An animal hospital requires sterile conditions, separate treatment areas, medical staff licensing, controlled pharmaceutical access, and isolation wards — none of which are present or planned at this facility. Requiring Cat & Koi Lounge to co-locate with an animal hospital as a condition of the kennel use would impose an unreasonable burden that is inconsistent with the business model and the health and safety protocols of both types of operations. The facility instead maintains its own written animal welfare plan, a veterinary relationship for off-site care, daily health monitoring, and a quarantine protocol, all of which achieve the public health and safety objectives of the code without requiring co-location with an animal hospital. Clark County Animal Control has already been consulted and has directed the applicant to seek land-use approval through this process, further confirming that a standalone kennel use — separate from an animal hospital — is the appropriate pathway for this business.

Justification for Maximum of 18 Cats (Exceeding the 3-Cat CG Default)

The default 3-cat limit in a CG zone cannot be met while operating a viable and animal-welfare-compliant cat lounge. A facility that offers supervised cat interaction as its primary service requires a sufficient and diverse group of cats to provide a meaningful customer experience; three cats are insufficient to create the variety, activity, and behavioral richness that define the cat café/lounge

experience and justify a timed-admission business model. More critically, animal welfare science and established cat café operational standards require that cats not be continuously exposed to the public, as sustained guest interaction leads to stress, behavioral deterioration, and health consequences. Best practices in multi-cat environments — supported by guidelines from feline welfare organizations including the American Association of Feline Practitioners (AAFP) and operational standards observed at accredited cat cafés internationally — call for a rotation system in which cats alternate between active public hours and dedicated rest periods away from guests. To maintain approximately 10–12 cats accessible to customers at any given time while allowing 6–8 cats to rest simultaneously, a total on-site population of 15–18 cats is required. This ratio reflects a minimum 1.3–1.5x operational buffer above the displayed count, which is consistent with feline behavioral research indicating that cats in commercial interaction settings benefit from daily rest cycles of 6–8 hours away from public contact. Additionally, a population of 15–18 cats supports the adoption programming component of the business, ensuring that multiple cats with varying temperaments and ages are available, increasing the likelihood of successful adoptive matches. Reducing the population to 3 cats would eliminate the rotation capacity entirely, create chronic stress for the animals, and make the business model operationally and ethically unviable. The applicant respectfully requests approval for a maximum of 18 cats, with the understanding that daily headcount logs will be maintained and the maximum will not be exceeded.

4. Site & Building Summary (Zoning, Parking, Floor Plan)

Zoning	Commercial General (CG)
APN	163-14-101-002
TI Suite Area	1,200 SF (1st floor TI suite)

Interior layout (functional summary):

- Zone 1: Reception/Locker area/Check-in area for controlled entry.
- *Zone 2: Playhouse/Main cat interaction space designed for supervised engagement.
- *Zone 3: Quiet/Study/Tranquil Area
- Zone 4: Cat care area/ Staff support space
- Zone 5: Unisex Restroom

**Zones 2 and 3 can be used in conjunction for recreation and entertainment events*

5. Operations Plan (Supervision, Hours, Admissions Controls)

The lounge operates as a supervised interaction space. Customers check in at reception and are briefed on house rules prior to entry. Access is managed through timed-admission sessions to maintain a comfortable, low-stress environment for both cats and guests.

Admission Structure

Entry is sold in 30-minute increments, with guests able to book up to 90 minutes per visit. Sessions may be 30, 60, or 90 minutes.

Walk-ins are welcome when capacity allows; advance online reservations are encouraged during peak periods. Capacity is capped at the approved occupant load (25–32 persons) and is monitored in real time by front-of-house staff.

Peak vs. Off-Peak Hours

Peak hours (higher demand, reservation strongly recommended):

- Friday–Sunday: 11:00 AM – 7:00 PM
- Weekday afternoons: 3:00 PM – 6:00 PM (after-school/post-work traffic)

Off-peak hours (walk-ins generally available):

- Monday–Thursday: 10:00 AM – 3:00 PM

During peak hours, timed sessions are strictly enforced and back-to-back booking slots are staggered by 10 minutes to allow for cat reset/rest time and light sanitation of the interaction area between groups.

Operational Protocols

- One staff member is stationed in the cat interaction area at all times during open hours to monitor guest behavior and cat welfare.
- House rules are reviewed verbally at check-in and posted at the entry: hand sanitization before entry, gentle handling only, no picking up cats without staff guidance, no feeding cats outside of designated treat activities.
- Children 6 years of age and younger must be accompanied by a paying adult guardian within the interaction area at all times.
- Guests who arrive late forfeit the elapsed portion of their session; no extensions are guaranteed during peak periods.

6. Animal Welfare Plan (Selection, Vet, Quarantine, Enrichment)

- Daily health check and behavioral observation log (appetite, activity, stool/urine observations).
- Routine veterinary relationship (annual wellness checks and as-needed visits).
- Quarantine/hold protocol for new arrivals or symptomatic animals (removed from public area).
- Any cat displaying signs of illness will be removed from the interaction area immediately and transported off-premises to the designated veterinary provider for evaluation and treatment; the animal will not be returned to public access until cleared by a licensed veterinarian.
- Enrichment rotation (toys, climbing structures, scratchers) and scheduled rest periods.

7. Sanitation & Odor Control Plan (Litter, Cleaning, Waste)

Sanitation and odor control are central to the project design and operations. Litter is managed in a staff-only area, and automatic litter boxes are located inside an enclosed room connected to the exhaust ventilation system.

- Litter is automatically scooped frequently throughout operating hours and fully disposed on a scheduled cadence.
- Hard surfaces are disinfected daily; high-touch points are disinfected multiple times per day.
- Waste is double-bagged and removed daily to an exterior trash enclosure; litter waste stored in sealed containers prior to removal.
- Routine pest prevention and immediate cleanup protocols for any accidents.

8. Public Health Plan for Incidental Beverages (SNHD Exemption)

Food and beverage service is incidental to the primary animal lounge use. The applicant has submitted an SNHD exemption request for a non-Time/Temperature Control for Safety (non-TCS) hot beverage vending machine and bottled water. No open food handling occurs, and the food area is a small corner representing less than 25% of the total floor area.

- Beverages dispensed from a fully enclosed vending machine; no staff preparation.
- Only factory-sealed, shelf-stable items; no refrigerated dairy or other TCS ingredients.
- Supplies stored in cat-proof cabinets or a separate storage room; trash cans covered and secured.

9. Safety & Emergency Planning

The applicant will maintain a written safety plan addressing patron conduct, animal handling, sanitation, and emergency response. The building permit plan set identifies required egress and accessibility elements; staff will be trained to respond to emergencies, including evacuations and any animal bite/scratch incidents.

- Clearly posted house rules and hand hygiene signage at entry and in key areas.
- First-aid kit and incident log; immediate cleaning/disinfection after incidents.
- Emergency contact list posted for staff (property management, vet, after-hours emergency vet, and relevant agencies).
- Cats secured and accounted for during evacuation; carriers available on-site.

10. Phased Compliance & Pending Permits

The applicant understands multiple agencies may have jurisdiction. The applicant will operate within all issued permits and approvals.

Clark County Animal Control has confirmed that a cat fancier permit is appropriate for this business type and will be issued accordingly. With the approval of this requested Special Use Permit, the applicant respectfully requests authorization to maintain a maximum of 18 cats on-premises, consistent with the operational and animal welfare justifications detailed in this narrative. The applicant is committed to full compliance with all conditions imposed by Clark County Comprehensive Planning, Animal Control, and any other applicable agency.

11. Proposed Conditions of Approval (Applicant-Offered)

To support approval and ensure clear expectations, the applicant offers the following conditions for consideration:

- Maximum cats on-site: 18 with daily headcount logs available upon request.
- Odor control: maintain litter boxes in an enclosed room connected to exhaust ventilation; replace filters and service exhaust per manufacturer schedule.
- Sanitation: written cleaning schedule; maintain logs for litter changes and daily disinfection.
- Occupancy management: timed sessions and staff supervision to avoid crowding; cap patron count to a reasonable level appropriate for the suite size.
- No open food handling; beverages only via enclosed vending; maintain SNHD exemption compliance at all times.
- Complaint response: maintain a point-of-contact number and respond to any substantiated odor/noise/parking complaints within 48 hours with corrective action.

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0232-R W BUFFALO, LLC:

USE PERMIT for proposed vehicle maintenance or repair in conjunction with an existing vehicle sales facility within an existing office/warehouse complex on 4.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Warm Springs Road and west of Buffalo Drive within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-801-006

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7165 South Buffalo Drive, Suites 100, 110, and 115
- Site Acreage: 4.31
- Project Type: Vehicle maintenance or repair
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 10,721 (entire lease space including existing vehicle sales facility)/1,140 (dedicated for the proposed vehicle maintenance or repair)
- Parking Required/Provided: 174/201 (existing on site)

Site Plans

The plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking for the facility is in the southwest corner of the site at the south side of Building B. The southern 3 units of Building B will consist of an existing 10,721 square foot vehicle sales facility with a proposed vehicle maintenance or repair use. The proposed maintenance or repair use is located 15 feet from a residential use to the west where a 200 feet is required per code; therefore, a special use permit is required.

In addition, previously approved land use applications (UC-19-0923 and UC-20-0212) included waiver of development standards for reduced parking for the site. UC-20-0212 reduced parking

to 201 parking spaces. Including this application, the current requirement for parking is 174 parking spaces where 201 parking spaces are existing.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Elevations

The existing buildings have varied rooflines with flat roofs behind parapet walls ranging in height from 26 feet to 28 feet. The façade consists of tilt-up construction with recessed office entries, metal trellises or awnings, and storefront door and window treatments. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site. There are no roll-up doors facing west in Building B. No revisions are required or provided with this request.

Floor Plans

The plans depict a proposed 10,721 square foot vehicle sales facility within multiple units. The plans show various spaces for showroom desks, offices, breakroom, restrooms, storage, photo booth space, and a service area at the north end of the units with 1 roll-up door facing the parking lot to the east. The vehicle maintenance or repair area will include the 1,140 square feet of space at the north end of the facility.

Applicant’s Justification

The applicant is proposing a portion of the 10,721 square foot vehicle sales floor area be used as a service facility for vehicle maintenance and repair. The office/warehouse complex currently has other uses that were approved by special use permit. This facility is not a traditional high volume vehicle maintenance and repair facility, but a facility limited in scope to light mechanical work, inspections, and cosmetic reconditioning. The office/warehouse complex has adequate parking for all current users. Operations will be conducted by appointment, with a limited number of vehicles on-site. This use will add jobs to the area and is consistent and compatible with uses in the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400068 (UC-20-0212)	First extension of time for a use permit and waiver of development standards for a recreational facility with reduced parking – no additional reviews required	Approved by PC	June 2022
UC-20-0212	Use permit and waivers of development standards for a recreational facility with reduced parking	Approved by PC	July 2020
UC-19-0923	Use permit, waivers of development standards, and design review for a recreational facility (indoor batting cages) with accessory retail, reduced parking and reduced parking lot landscaping, and alternative parking lot landscaping	Approved by PC	January 2020
UC-19-0103	Use permit to allow an office as a principal use and a recreational facility	Approved by PC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500035	Tentative map for a 1 lot commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Non-conforming zone change from C-2 to M-D zoning for an office/warehouse development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM32 (AE-60)	Multi-family residential development
South	Corridor Mixed-Use	CG (AE-60)	Medical office building
East	Business Employment	IP (AE-60)	Distribution center
West	Corridor Mixed-Use	RM32 (AE-60)	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 a vehicle maintenance and repair facility within the existing office/warehouse complex located adjacent to an existing multiple-family residential use, is not compatible with the immediate area. Although the proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services, the type of use proposed is not compatible with residential uses within 200 feet; therefore, staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: THECARWIZ

**CONTACT: THECARWIZ, 7165 S. BUFFALO DRIVE, SUITE 115, LAS VEGAS, NV
89113**

3

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700018-DIAMOND QUAIL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

EXISTING LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Business Employment (BE) land use category is appropriate since the site is just north of the 215 Beltway and Rainbow Boulevard interchange where hundreds of acres of Business Employment (BE) planned properties are located. Additionally, the proposed land use category is compatible with the area since to the north is a 2-story office building, to the east is a community residence, to the west is an electrical power substation, and to the southeast are properties located within the Airport Environs (AE-60) Overlay which generally discourages residential uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light-industry. Supporting land uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

The request for the Business Employment (BE) land use category on the site is not compatible with the surrounding area. There are no other industrial planned or zoned properties in the immediate area. The industrial planned and/or zoned properties near the 215 Beltway and Rainbow Boulevard interchange go no farther north than Patrick Lane. The introduction of an industrial use on the site would adversely impact the adjacent single-family residence being used as a community residence to the east and the abutting undeveloped Ranch Estate Neighborhood

(RN) planned property to the south. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Business Employment (BE) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 8, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

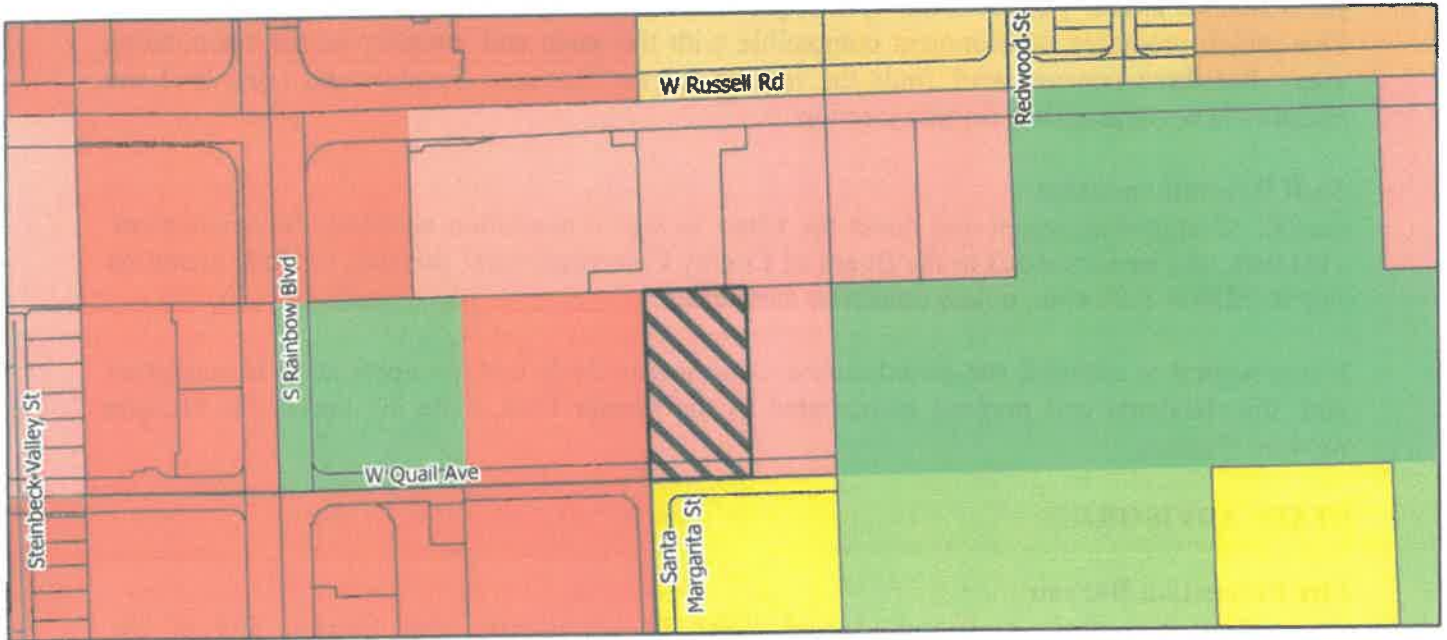
PROTEST:

APPLICANT: PETERSEN MANAGEMENT, LLC

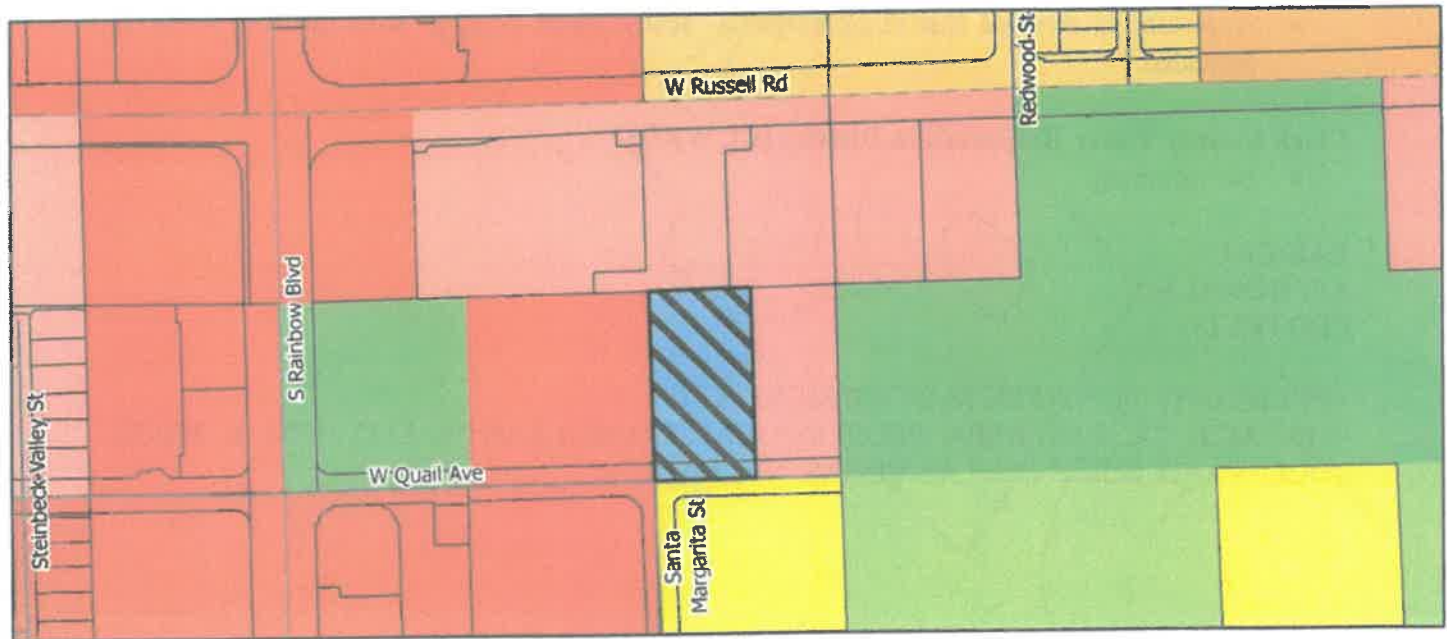
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-26-700018

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700018, ZC-26-0214, WS-26-0215, & VS-26-0216

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

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

Date 5/12/2026

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: 6/2/2026 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: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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190 W. Virgin Street, Bunkerville

ENTERPRISE

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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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

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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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
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101902

ASSESSOR PARCEL #(s): 163-35-101-006

PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita St and Quail Ave

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 to IP
3. Design Review for a single story 19,530 sq ft office/warehouse building and Waivers of Development Standards
4. Vacation of Government Patent Easements and Public Right-of-Way

PROPERTY OWNER INFORMATION

NAME: Diamond Quail LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

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

APPLICANT INFORMATION (information must match online application)

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

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

CORRESPONDENT INFORMATION (information must match online application)*

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

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

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

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


Property Owner (Signature)*

Darren C. Petersen, Manager
Property Owner (Print)

1-26-2026
Date

March 19, 2026

VIA EMAIL

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

***Re: Justification Letter – Design Review for Office/Warehouse Facility and Waivers of
Development Standards
Quail Avenue/Santa Margarita Alignment
APNs: 163-35-101-006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located at the northeast of Quail Avenue and the Santa Margarita Street alignment. The property is more particularly described as APN: 163-35-101-006 (the “Site”). The Site is approximately 1.24 acres. The Applicant is proposing to develop a 19,728 SF warehouse facility. As such, the Applicant is seeking a design review with related waivers. Corresponding applications for a master plan amendment from Neighborhood Commercial (“CN”) to Business Employment (“BE”), zone change to Industrial Park (“IP”), and vacation and abandonment of easements have also been submitted.

DESIGN REVIEWS

• **Office/Warehouse Building**

The Applicant is proposing to develop one (1) warehouse building consisting of 19,728 SF. The building will have six (6) units. Each unit will be approximately 3,287 SF. Each unit will have a reception area in the front portion with the warehouse area behind the office. Each unit will also have a roll-up door on the west elevation of the building facing the electrical substation. There is no outside storage. The maximum building height is less than 28-feet to the parapet of the building. The building’s elevation shows enhanced architectural enhancements consisting of concrete panels with vertical reveal pattern paint, painted metal awnings, pop-outs, and varying roof lines.

Access to the Site will be from Quail Avenue on the south with a minimum throat depth of 25-feet in compliance with Standard Drawing 222.1. The Site will provide 42 parking spaces. The Applicant will provide full-offsite improvements along Quail Avenue including constructing a detached sidewalk. Concurrently with this request, the Applicant is also submitting a vacation and abandonment application requesting to vacate and abandon a 5-foot-wide portion of Quail Avenue to allow for a detached sidewalk.

The Applicant has designed the Site to be sensitive to the residential group home to the east. There will be an 11-foot-wide landscape buffer consisting of Willow Acacia trees between the east

elevation and the residential property. The trees will be planted every 15-feet on center. There is no vehicle access or parking along the Site's east property line. All entrances and roll-up doors face west and not towards the residential property to the east. All four (4) sides of the building elevations are highly articulated. There are no windows along the east facing elevation. Additionally, the building design complies with all height and residential adjacency setback requirements.

Additionally, signage is not part of this application.

- **Alternative Parking Lot Landscaping**

The Applicant is requesting a design review for an alternative landscape plan as along the building's front west facing elevation the parking lot does not meet the required landscaping island for every 6 parking spaces. However, the Site will provide 9 trees in the parking lot where 9 parking lot trees are required.

- **Sustainability**

The Site design meets the 7-point sustainability and as outlined below exceeds the sustainability requirements by providing the following:

- Landscaping
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(a) – The building orientation will be within 30 degrees of true east-west direction. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(b) – The building will provide shade structures including 100% covered opening facing south and west on the exterior elevations. As such, this equals *3 points*.
 - Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(c)(4) – The floor-to-ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(c)(5) – The building will have low-emissivity glass on all south-and west-facing windows. As such, this equals *0.5 points*.

- Title 30.04.05(J)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.

WAIVER OF DEVELOPMENT STANDARDS

- **Increase Provided Parking (Title 30.04.04(D)(2))**

The Site will provide 42 parking spaces where 20 parking spaces are required. Since the Site parking will provide more than 15% of the required number of spaces, or will provide more than 23 parking spaces, the Applicant is requesting a waiver to increase the number of parking spaces provided. The 42 parking spaces provided is appropriate for the proposed use and the potential of up to 6 different tenants.

- **Reduce Landscape Buffer Width Along North, East, and West Property Lines**

Along the north property line, the Applicant is proposing a 5-foot-wide buffer with trees and shrubs for portion west of the proposed building where 15-feet is required. The use to the north is an existing 2-story office building with existing landscaping on their south property line. Additionally, there is an existing NV Energy easement for overhead powerlines which reduces the Applicant's ability to provide additional landscaping.

Along the east property line, the Applicant is proposing an 11-foot-wide landscape buffer where 15-feet is required. The Applicant is proposing to plant Acacia Willow trees every 15-feet on center within the landscape buffer. Additionally, there is an existing NV Energy easement for overhead powerlines which reduces the Applicant's ability to provide additional landscaping.

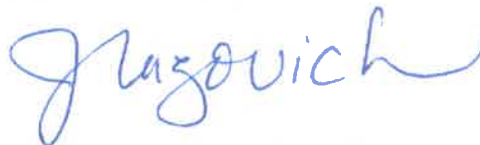
Along the west property line, the Applicant is proposing a 1-foot-wide landscape buffer with no trees or shrubs where 15-feet is required. Immediately to the west is the existing electrical substation.

To help further mitigate the landscape buffer reductions, the Applicant proposes to construct an 8-foot-tall decorative wall along the north, east, and west property lines.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

4

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0214-DIAMOND QUAIL, LLC:

ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since the site is just north of the 215 Beltway and Rainbow Boulevard interchange where hundreds of acres of industrial planned and/or zoned properties are located. Additionally, the proposed zoning is compatible with the area since to the north is a 2 story office building, to the east is a community residence, to the west is an electrical power substation, and to the southeast are properties located within the Airport Environs (AE-60) Overlay which generally discourages residential uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning on the site is not compatible with the surrounding area. There are no other industrial planned or zoned properties in the immediate area. The industrial planned and/or zoned properties near the 215 Beltway and Rainbow Boulevard interchange go no farther north than Patrick Lane. The introduction of industrial zoning on the site would adversely impact the adjacent single-family residence being used as a community residence to the east and the abutting undeveloped Ranch Estate Neighborhood (RN) planned property to the south. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for IP zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 8, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700018, ZC-26-0214, WS-26-0215, & VS-26-0216

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

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

Date 5/12/2026

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: 6/2/2026 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: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101902
 ASSESSOR PARCEL #(s): 163-35-101-006
 PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita St and Quail Ave

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 to IP
3. Design Review for a single story 19,530 sq ft office/warehouse building and Waivers of Development Standards
4. Vacation of Government Patent Easements and Public Right-of-Way

PROPERTY OWNER INFORMATION

NAME: Diamond Quail LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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


 Property Owner (Signature)*

Darren C. Petersen, Manager
 Property Owner (Print)

1-26-2026
 Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

March 10, 2026

VIA EMAIL

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

**Re: *Justification Letter – Vacation and Abandonment
Quail Avenue/Santa Margarita Alignment
APNs: 163-35-101-006***

To Whom It May Concern:

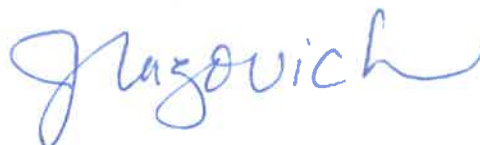
Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located at the northeast corner of Quail Avenue and the Santa Margarita Street alignment. The property is more particularly described as APN: 163-35-101-006 (the “Site”). The Site is approximately 1.24 acres. The Applicant is proposing to develop a 19,728 SF warehouse facility. As such, the Applicant is seeking a vacation and abandonment of easements. Corresponding applications for a master plan amendment from Neighborhood Commercial (“CN”) to Business Employment (“BE”), zone change to Industrial Park (“IP”), and design review with related waivers have also been submitted.

The Applicant is proposing to construct a detached sidewalk along Quail Avenue. A vacation and abandonment of a 5-foot-wide portion of Quail Avenue is required to accommodate the detached sidewalk requirement. Additionally, the Applicant is requesting to vacate and abandon existing 33-foot-wide government patent easements on the Site that are no longer needed. Therefore, the proposed vacation and abandonment is appropriate.

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0216-DIAMOND QUAIL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of Quail Avenue to accommodate a detached sidewalk. The plans also depict the vacation and abandonment of patent easements that are no longer necessary, which will allow for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
WS-26-0215	A waiver of development standards and design review for an office/warehouse building 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 8, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700018, ZC-26-0214, WS-26-0215, & VS-26-0216

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

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

Date 5/12/2026

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: 6/2/2026 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: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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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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Winchester Community Center
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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 # 25-101902
 ASSESSOR PARCEL #(s): 163-35-101-006
 PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita St and Quail Ave

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 to IP
3. Design Review for a single story 19,530 sq ft office/warehouse building and Waivers of Development Standards
4. Vacation of Government Patent Easements and Public Right-of-Way

PROPERTY OWNER INFORMATION

NAME: Diamond Quail LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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

[Signature] Darren C. Petersen, Manager 1-26-2026
 Property Owner (Signature)* Property Owner (Print) Date

March 10, 2026

VIA EMAIL

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

**Re: *Justification Letter – Zone Change to IP
Quail Avenue/Santa Margarita Alignment
APN: 163-35-101-006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located at the northeast corner of Quail Avenue and the Santa Margarita Street alignment. The property is more particularly described as APN: 163-35-101-006 (the “Site”). The Site is approximately 1.24 acres. The Applicant is proposing to develop a 19,728 SF warehouse facility. As such, the Applicant is seeking a zone change from RS20 to Industrial Park (“IP”). Corresponding applications for a master plan amendment from Neighborhood Commercial (“CN”) to Business Employment (“BE”), design review with related waivers, and vacation and abandonment have also been submitted.

The zone change request to IP is appropriate and consistent with the overall trends in the area. An IP zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. An IP zoning for the Site is appropriate for the following reasons:

- Immediately north of the Site is a 2-story office building.
- Immediately to the east is a residential group home.
- Immediately adjacent to and west of the Site is an electrical substation.
- To the east and southeast of the Site is property owned by the Department of Aviation. Most of the adjacent property is within the AE-60. The AE-60 zone generally discourages the development of residential uses.
- The southern half of the Site is within the AE-60 zone. The AR-60 zone generally discourages the development of residential uses.
- The Site is less than 600-feet east of Rainbow Boulevard and less than 300-feet south of Russell Road. Both Rainbow Boulevard and Russell Road are major, 100-

foot-wide arterial roads specifically designed to accommodate commercial and light industrial traffic.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0215-DIAMOND QUAIL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.

DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IR (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of the landscape buffer along the north property line to 5 feet where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
 - b. Reduce the width of the landscape buffer along the east property line to 11 feet where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
 - c. Reduce the width of the landscape buffer along the west property line to 1 foot where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
2. Increase parking to 40 spaces where a maximum of 23 spaces are permitted per Section 30.04.04D (a 74% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 19,728
- Parking Required/Maximum Allowed/Provided: 20/23/42 (including 2 accessible spaces)

- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed office/warehouse development, which is accessed via a commercial driveway from Quail Avenue to the south. The 19,728 square foot building is set back 6 feet from the north property line, 11 feet from the east property line, 21 feet from the south property line, and 94 feet from the west property line. The parking area and trash enclosure are located on the west side of the building, with 42 parking spaces provided where 20 are required. There are 2 pedestrian walkways that connect the parking area to the building entrances. There are 6 loading spaces also located on the west side of the building. A waiver of development standards to increase parking is required because the maximum number of parking spaces allowed per Title 30 is 23 parking spaces, and the applicant is proposing 42 parking spaces.

Landscaping

The plans depict a detached sidewalk along Quail Avenue with street landscaping consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping consisting of medium trees and shrubs. A waiver of development standards to reduce the landscape area for buffering and screening is required. Title 30 states that buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall. The plans propose a 5 foot wide landscape buffer along the north property line with medium trees, an 11 foot wide landscape buffer along the east property line with medium trees, and a 1 foot landscape buffer along the west property line. The plans also show proposed 8 foot high decorative screen walls along the north, east, and west property lines.

Elevations

The plans depict a 28 foot high office/warehouse building with a flat, variable roofline. The west elevation features entrances and roll-up overhead doors. The building facades feature CMU, concrete panels, metal awnings, and glass doors and windows. The north, south, and east elevations also feature painted false windows.

Floor Plans

The plans depict a 19,728 square foot office/warehouse building with entrances located on the west side of the building. There are 6 lease spaces shown, all of which feature open layouts.

Applicant's Justification

The applicant states that the site has been designed to be sensitive to the community residence to the east. An 11 foot wide landscape buffer with trees planted every 15 feet on center is proposed along the east property line. The parking area is screened by the building and the roll-up doors face west, away from the community residence. All 4 sides of the building are highly articulated, with no windows on the east elevation. The increased parking requested is appropriate for the proposed use and the potential of up to 6 tenants. While waivers are requested for reduced landscape buffers along the north, east, and west property lines, the required 8 foot high decorative screen wall is being provided.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

While staff is not as concerned with the reduced buffering along the west property line since the adjacent site is an electrical power substation, staff is concerned with the reductions along the north and east property lines. The site to the north is zoned CP and features office building, while the site to the east is zoned RS20 and features a single-family residence that is being used as a community residence. Staff finds that both of these adjacent uses are significantly less intensive than the proposed office/warehouse development. Additionally, there are no other industrial zones or uses in the vicinity, so the proposed use is inconsistent with surrounding development. The provision of landscape buffers in accordance with Title 30 standards would help mitigate the intensity of the proposed use, alleviating the impact on these adjacent, nonindustrial properties. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff does not typically support waivers to increase parking, the applicant's desire to provide additional parking to support future tenants on-site is understandable. The parking area is screened from the residential development to the east and the increased number of parking spaces is unlikely to adversely affect other properties in the area. Additionally, the parking area is well landscaped, which will help mitigate the urban heat island effect. However, since staff cannot support the waiver for reduced buffering, 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.

Staff finds that the site has several positive design elements, including architectural enhancements on all 4 sides of the office/warehouse building. The parking area is screened from the community residence to the east by the building, and the site is well landscaped along the street and within the parking area. However, the industrial use is intense for this particular site, as the surrounding area does not feature industrial zones or uses. The proposed reduction to the required landscape buffers exacerbates the intensity of the industrial use, which may have adverse effects on the adjacent properties. For these reasons, staff cannot support the design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 8, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to

the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Comprehensive Planning Application meeting information

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Date 5/12/2026

Location: Refer to listing on other side

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Date: 6/2/2026 Time: 7:00 PM

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Date: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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 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 # 25-101902
 ASSESSOR PARCEL #(s): 163-35-101-006
 PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita St and Quail Ave

DETAILED SUMMARY PROJECT DESCRIPTION

1. Master Plan Amendment from NC to BE
2. Rezoning from RS20 to IP
3. Design Review for a single story 19,530 sq ft office/warehouse building and Waivers of Development Standards
4. Vacation of Government Patent Easements and Public Right-of-Way

PROPERTY OWNER INFORMATION

NAME: Diamond Quail LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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



 Property Owner (Signature)*

Darren C. Petersen, Manager

 Property Owner (Print)

1-26-2026

 Date

March 10, 2026

VIA EMAIL

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

**Re: *Justification Letter – Master Plan Amendment
Quail Avenue/Santa Margarita Street Alignment
APN: 163-35-101-006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located at the northeast corner of Quail Avenue and the Santa Margarita Street alignment. The property is more particularly described as APN: 163-35-101-006 (the “Site”). The Site is approximately 1.24 acres. The Applicant is proposing to develop a 19,728 SF warehouse facility. As such, the Applicant is seeking a master plan amendment from Neighborhood Commercial (“CN”) to Business Employment (“BE”). Corresponding applications for a zone change to Industrial Park (“IP”), design review with related waivers, and vacation and abandonment have also been submitted.

The Site’s current master plan designation is CN. The request to a master plan amendment to BE for the Site is appropriate and consistent with the overall intent of the master plan. The Site is located just north of hundreds of acres’ master planned BE. BE is also appropriate as the Site is near I-215/Rainbow Boulevard interchange.

A change of the land use plan to BE satisfies the requirements set forth in Title 30:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned CN which generally supports commercial development. Here, the Applicant is requesting an amendment to BE, which supports light warehousing and offices uses. The proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan as properties south of the Site near the 215 are planned BE and the adjacent Rainbow Boulevard and Russell Road corridors are intense commercial corridors.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the adopted Transform Clark County Master Plan Countywide Goals and Policies.

- EN-5.2 encourages light-industrial, employment, and emerging technologies uses to establish near highways. Here, the Site is near Rainbow Boulevard and Russell Road with easy access to the I-215.

3. The proposed amendment is compatible with the surrounding area:

The Site is compatible with the surrounding area for the following reasons:

- Immediately north of the Site is a 2-story office building.
- Immediately to the east is a residential group home.
- Immediately adjacent to and west of the Site is an electrical substation.
- To the east and southeast of the Site is property owned by the Department of Aviation. Most of the adjacent property is within the AE-60. The AE-60 zone generally discourages the development of residential uses.
- The southern half of the Site is within the AE-60 zone. The AE-60 zone generally discourages the development of residential uses.
- The Site is less than 600-feet east of Rainbow Boulevard and less than 300-feet south of Rusell Road. Both Rainbow Boulevard and Russell Road are major, 100-foot-wide arterial roads specifically designed to accommodate commercial and light industrial traffic.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 3.6.5 encourages the use of drought tolerant and desert appropriate landscaping to maximize water use efficiency. Here, the landscaping will include drought tolerant and desert appropriate landscaping.

- Policy 5.1.3 of the Countywide goals and policies emphasizes efforts to expand new economic opportunities like manufacturing. Here, the development of a warehouse project expands economic opportunities.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Applicant will be required to fully develop Quail Avenue include providing a detached sidewalk. Therefore, the proposed use will not create a negative impact on services in the area.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to BE is appropriate, and the Applicant has satisfied the standard for approval. We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0225-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-05-101-012

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400105 (UC-0187-16)	First extension of time of a use permit for a private school and day care - expired	Approved by PC	June 2018
UC-0187-16	Use permit for a private school and day care	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Neighborhood Commercial	CP	Office buildings

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

Related Applications

Application Number	Request
WS-26-0227	Waiver of development standards and design review for a fitness center is a companion item on this agenda.
VS-26-0226	Vacation and abandonment to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds this request for CG zoning far too intense for, and not compatible with, the surrounding residential to the north, south, and east. This project would extend higher intensity uses next to an established residential neighborhood. Furthermore, there are other less intense zoning districts which can accommodate the proposed use on the property that are more compatible with the existing abutting development.

With the adoption of the current Master Plan, new land use categories were established, and this site was placed in the Neighborhood Commercial category, which allows for a wider range of commercial activities than the prior Office Professional land use category. Once the land use plan was changed to Neighborhood Commercial, it then allowed applicants to apply for zoning districts more intense than C-P zoning. Because the Neighborhood Commercial land use category allows for a wider range of commercial uses, existing abutting land uses must be taken into consideration to determine the most compatible zoning district for parcels when requesting a zoning reclassification. Lastly, the project does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

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:

Fire Prevention Bureau

If approved:

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; 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 #0539-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUGGED CROSSFIT 702

CONTACT: RUGGED CROSSFIT 702, 6040 S. FORT APACHE ROAD #101, LAS VEGAS, NV 89148



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0225

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

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

Date 5/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/3/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- **You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:**
Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101524
 ASSESSOR PARCEL #(s): 176-05-101-012
 PROPERTY ADDRESS/ CROSS STREETS: S. Ft. Apache Rd. & West Martin Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

- Rezone to CG
- Vacation and abandonment for patent easements
- Use permit for Personal Service (healthclub)
- Waivers of Development Standards/Design Review for CrossFit gym.

PROPERTY OWNER INFORMATION

NAME: Elizabeth Erickson and William Erickson Revocable Trust
 ADDRESS: 1420 Straton Way
 CITY: The Villages STATE: FL ZIP CODE: 32162
 TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Rugged Crossfit 702
 ADDRESS: 6040 S. Ft. Apache Rd. #101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702-917-3353 CELL 702-917-3353 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Miller
 ADDRESS: 6040 S. Ft. Apache Rd. #101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702-917-3353 CELL 702-917-3353 ACELA 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.

DocuSigned by:

 Property Owner (Signature)*

Elizabeth Erickson, Trustee
 Property Owner (Print)

1/5/2026
 Date

March 11, 2026

Clark County Comprehensive Planning Department
500 S Grand Central Pkwy, Las Vegas, NV 89155

Justification Letter - Nonresidential Development Rezone request

Greetings,


In reference to the above stated application, we are pleased to introduce the proposed development project for **Rugged CrossFit 702**, a new *Fitness Center* categorized under *Personal Services* in accordance with Clark County Title 30. The facility is planned for construction near W. Martin Avenue and Fort Apache Road in the Spring Valley neighborhood (unincorporated Clark County).

The subject parcel, currently vacant, is classified as **Residential Single Family (RS-20)**, with a **Planned Land Use** designation of **Neighborhood Commercial (NC)**. Accordingly, this application requests a Rezoning of the lot from **Residential Single Family (RS-20)** to **Commercial General (CG)**. Companion applications as part of this package include Vacation and Abandonment (VS) and Special Use Permit (UC).

Please reference drawing package included with this application, along with other Owner provided documents.

All said, we respectfully submit this application for your review and consideration, and we look forward to meeting with the members of the planning board to discuss and answer any questions they may have about our proposed project. Special thanks in advance for your attention and support.

Sincerely,



Eugenio E Hernández, RA, NCARB, LEED AP
NV license no 8113
Principal - FORMA LLC

8

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0226-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and Sunset Road and Maule Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:
176-05-101-012

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements, which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400105 (UC-0187-16)	First extension of time for use permit, waiver of development standards, and a design review for a private school and day care - expired	Approved by PC	June 2018
UC-0187-16	Use permit, waiver of development standards, and a design review for a private school and day care - expired	Approved by PC	May 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch)	Single-family residential
West	Neighborhood Commercial	CP	Office buildings

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

Related Applications

Application Number	Request
ZC-26-0225	A zone change from RS20 to CG is a companion item on this agenda.
WS-26-0227	A waiver of development standards and design review for a proposed fitness center 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 patent 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;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Martin Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUGGED CROSSFIT 702

CONTACT: RUGGED CROSSFIT 702, 6040 S. FORT APACHE ROAD #101, LAS VEGAS, NV 89148

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0226

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

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

Date 5/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/3/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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Bunkerville TAB Room
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ENTERPRISE

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101524
 ASSESSOR PARCEL #(s): 176-05-101-012

PROPERTY ADDRESS/ CROSS STREETS: S. Ft. Apache Rd. & West Martin Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

- Rezone to CG
- Vacation and abandonment for patent easements
- Use permit for Personal Service (healthclub)
- Waivers of Development Standards/Design Review for CrossFit gym.

PROPERTY OWNER INFORMATION

NAME: Elizabeth Erickson and William Erickson Revocable Trust
 ADDRESS: 1420 Straton Way
 CITY: The Villages STATE: FL ZIP CODE: 32162
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Rugged Crossfit 702
 ADDRESS: 6040 S. Ft. Apache Rd. #101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702-917-3353 CELL 702-917-3353 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Miller
 ADDRESS: 6040 S. Ft. Apache Rd. #101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702-917-3353 CELL 702-917-3353 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.

DocuSigned by:

 Property Owner (Signature)*

Elizabeth Erickson, Trustee
 Property Owner (Print)

1/5/2026
 Date

GARCIA ENGINEERING, P.C.

Dec. 9, 2025

Clark County Public Works
Development Review
500 Grand Central Pkwy.
Las Vegas, NV 89030

Subject: Vacation of Existing Patent Easement for APN: 176-05-101-012.

To whom it may concern:

This letter is in reference to the existing patent easement found on the parcel identified by the Assessor's Office as Assessor's Parcel Number 176-05-101-012.

The instrument that created the patent easement is identified as Book 220, Page 179793, of Official Records. As shown on said document, there is a 33-foot patent easement located on the south 33 feet and the east 33-feet of the subject parcel. We are the last parcel to develop on Martin Avenue. As such, there is no need for the patent easement located on the property for our benefit or for the benefit of adjacent parcels since all adjoining parcels are completely built out.

Since we are processing a Waiver of Design Standards to allow an attached sidewalk coupled with submitting an application for the dedication of public right-of-way of Martin Avenue (excepting out that area), we are proposing to vacate 3-feet (more or less) of said easement along the south property line and 33-feet along the east property line.

This vacation request application is working in tandem with the dedication of 30-feet of public right-of-way for Martin Avenue and a 3.0 foot wide streetlight and traffic control device easement behind the back-of-sidewalk.

Since the existing patent easement is not needed for the development of this site nor is it needed by adjoining parcels, we are respectfully requesting staff's approval to vacate the existing patent easement depicted on the exhibits attached herewith.

Should you have any questions or need additional information, please don't hesitate to contact me at (702) 281-1518 or via email at romangpe@gmail.com.

Sincerely,

Roman Garcia

Roman Garcia, P.E.
Principal Engineer

Encl.

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0227-ERICKSON ELIZABETH & WILLIAM W REVOCABLE TRUST & ERICKSON WILLIAM W & ELIZABETH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed personal services facility (fitness center) on 1.25 acres in a CG (Commercial General) Zone.

Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley.
JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-05-101-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a roll-up overhead door to face a residential district where not permissible per Section 30.04.06N.
2. Allow an attached sidewalk where a detached sidewalk is required along Martin Avenue per Section 30.04.08C.
3. Reduce the width of the driveway along Martin Avenue to 32 feet where a minimum width of 35 feet is required per Uniform Standard Drawing 222.1 (a 9% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Personal services (fitness center)
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 9,738
- Parking Required/Provided: 29/ 29
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed personal services building (fitness center) with access from Martin Avenue to the south. The building is located in the southwest corner of the site, set back 10 feet from the west property line. The parking area is on the east side of the building, with a pedestrian walkway connecting the parking area to the building entrance. A trash enclosure is located on the north side of the building along with a trash bin corral on the west side of the building. The rear quarter of the site is shown as a gravel area for future development.

Landscaping

The plan depicts a proposed attached sidewalk along Martin Avenue with street landscaping consisting of trees, shrubs, and groundcover. There are 16, five foot wide landscape buffers located along the north, south, and east property lines, which consist of 2 rows of evergreen trees planted 20 feet apart in each row and 8 foot high decorative screen walls. Parking lot landscaping is provided per code, and there is an additional row of trees located on the north side of the building.

Elevations

The plan depicts a 2 story building that is 29 feet in height. The building entrances are shaded with canopies or recessed entrances on the north and south sides of the building. All windows feature low-emissivity glass. Exterior building materials consist of decorative metal wall systems finished in slate grey and charcoal colored board and batten panels, and a horizontal wood-look finish. The decorative pitched roof has a similar design to the walls, but the colors and materials vary. All storefront windows and doors have burnished bronze colored finishes. There are overhead roll-up doors on the north and south elevations.

Floor Plans

The building will be 9,738 square feet total, which includes a 6,978 square foot open area on the first level, along with offices, restrooms, storage room, personal training room, and recovery room. The second level features a 1,626 square foot mezzanine on the south end of the building.

Applicant's Justification

The applicant indicates that the proposed use is for private personal services (health club/fitness gym). The proposed building has been intentionally positioned away from the residential property lines to the south, east, and north, and an enhanced landscape buffer has been provided along those boundaries. The site design has included a traditional trash enclosure to demonstrate compliance with the required separation from the nearby residential uses; however, the business owner intends to minimize solid waste generation and utilize trash totes instead of a dumpster. Email correspondence with Republic Services confirms that toter collection service can be provided for this facility. The building design includes maximizing cross ventilation and energy efficiency and incorporated overhead doors on the north and south elevations, which may be open during business hours. In addition to the use of the overhead doors for energy efficiency, the north and south elevation fenestrations have been designed to match the pattern of the overhead door to effectively camouflage the opening. The applicant indicates that the anticipated hours of operation will be 6:00 a.m. to 8:00 p.m. Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday. The applicant further notes that the reduced driveway width has been designed to maintain full parking stall depth while preserving adequate throat depth at the

Site Plan

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Landscaping

The plan depicts a proposed attached sidewalk along Martin Avenue with street landscaping consisting of trees, shrubs, and groundcover. There are 16, five foot wide landscape buffers located along the north, south, and east property lines, which consist of 2 rows of evergreen trees planted 20 feet apart in each row and 8 foot high decorative screen walls. Parking lot landscaping is provided per code, and there is an additional row of trees located on the north side of the building.

Elevations

The plan depicts a 2 story building that is 29 feet in height. The building entrances are shaded with canopies or recessed entrances on the north and south sides of the building. All windows feature low-emissivity glass. Exterior building materials consist of decorative metal wall systems finished in slate grey and charcoal colored board and batten panels, and a horizontal wood-look finish. The decorative pitched roof has a similar design to the walls, but the colors and materials vary. All storefront windows and doors have burnished bronze colored finishes. There are overhead roll-up doors on the north and south elevations.

Floor Plans

The building will be 9,738 square feet total, which includes a 6,978 square foot open area on the first level, along with offices, restrooms, storage room, personal training room, and recovery room. The second level features a 1,626 square foot mezzanine on the south end of the building.

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parking area entrances. Lastly, the applicant indicates that the proposed attached sidewalk is designed to match the existing attached sidewalk on either side of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400105 (UC-0187-16)	First extension of time for use permits, a waiver, and a design review for a private school and day care - expired	Approved by PC	June 2018
UC-0187-16	Use permits, a waiver, and a design review for a private school and day care - expired	Approved by PC	May 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch)	Single-family residential
West	Neighborhood Commercial	CP	Office buildings

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

Related Applications

Application Number	Request
ZC-26-0225	A zone change from RS20 to CG is a companion item on this agenda.
VS-26-0226	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 indicates that the design of the roll-up overhead door on the north side of the building is designed to be architecturally compatible with the windows and pedestrian entry on the north side of the building. The building and the overhead door is located over 140 feet from

the north property line. The landscape buffer and an additional row of trees located to the north of the building will help mitigate the visual impact of the roll-up overhead door. However, since staff cannot support the other waivers of development standards, 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.

Staff finds that the proposed personal services use will not adversely affect the surrounding area. As an additional measure to further reduce potential impacts on adjacent residential properties, the applicant may consider installing a wrought-iron fence and access gate along the north curb area to limit pedestrian and vehicle access to the northern portion of the site. The proposed fitness center is intended to serve a relatively small number of clients at any given time; however, the underlying zoning of the parcel allows for uses of greater intensity. While the application aligns with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the expansion of small businesses, the overall site design presents concerns. Although the applicant has incorporated an enhanced landscape buffer, staff is unable to support other key aspects of the proposed development. For these reasons, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install an attached sidewalk in place of a detached sidewalk on Martin Avenue. The site has no existing off-site improvements, therefore there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Staff cannot support the request to the reduction in driveway width for the commercial driveway on Martin Avenue. Fitness clubs generate a high volume of traffic, and the reduction decreases the safety of vehicles entering and exiting the site. There is no reason why the applicant cannot meet the minimum requirement as the site is a raw parcel.

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:

- Provide a wrought iron fence and access gate along the north curb area to reduce vehicle access to the northern portion of the site;
- 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;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Martin Avenue.

Fire Prevention Bureau

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

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 #0539-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUGGED CROSSFIT 702

CONTACT: RUGGED CROSSFIT 702, 6040 S. FORT APACHE ROAD, SUITE 101, LAS VEGAS, NV 89148



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0227

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

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

Date 5/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/3/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- **You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.**
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- **You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:**
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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
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Moapa Valley Community Center
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(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 # 25-101524

ASSESSOR PARCEL #(s): 176-05-101-012

PROPERTY ADDRESS/ CROSS STREETS: S. Ft. Apache Rd. & West Martin Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

- Rezone to CG
- Vacation and abandonment for patent easements
- Use permit for Personal Service (healthclub)
- waivers of Development Standards/Design Review for CrossFit gym.

PROPERTY OWNER INFORMATION

NAME: Elizabeth Erickson and William Erickson Revocable Trust

ADDRESS: 1420 Straton Way

CITY: The Villages

STATE: FL

ZIP CODE: 32162

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Rugged Crossfit 702

ADDRESS: 6040 S. Ft. Apache Rd. #101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-917-3353 CELL 702-917-3353 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Miller

ADDRESS: 6040 S. Ft. Apache Rd. #101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-917-3353 CELL 702-917-3353 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.

DocuSigned by:

Ela Erickson

Property Owner (Signature)*

Elizabeth Erickson, Trustee

Property Owner (Print)

1/5/2026

Date

March 11, 2026

Clark County Comprehensive Planning Department
500 S Grand Central Pkwy, Las Vegas, NV 89155

Justification Letter - Nonresidential Development:

- Waiver of development standards
- Design review for personal services (health club/fitness gym)

Application no. 25-101524

Greetings,

In reference to the above stated application, we are pleased to introduce the proposed development project for Rugged CrossFit 702, a Fitness Center planned for construction at a vacant parcel near W. Martin Avenue and Fort Apache Road in the Spring Valley neighborhood (unincorporated Clark County). Accordingly, this application requests Design Review approval for the proposed facility.

The subject parcel is currently classified as Residential Single Family (RS-20), with a Planned Land Use designation of Neighborhood Commercial (NC). The intended use for the parcel will be of Commercial nature, to accommodate the new Fitness Center, which falls under the permitted "Personal Services" category under the current Title 30 (30.03.06 Commercial Uses).

The project site encompasses approximately 1.25 acres, with natural grading sloping south to north. No structures currently exist on the parcel, and it appears to have remained undeveloped. The proposed facility will occupy an aprox. 8,200 SF footprint with an additional aprox. 1,600 SF mezzanine. Utility connections—including water, sanitary sewer, and storm sewer—are readily available within the immediate perimeter. The building height will be approximately 28 feet (from grade to top of roof), ensuring compatibility with surrounding commercial and residential structures. To further minimize impact, the building has been strategically positioned away from residential boundaries, with a continuous 16 foot-6 inch (16'-6") landscape buffer along those edges.

The new facility proposes a typical Trash Enclosure located just north and east of the main building, however, it is the goal of the Owner to limit the disposal and collection of garbage to the use of trash totes in lieu of a dumpster, as Owner understands there will not be a significant generation of solid waste in a weekly basis to justify it. Architect and Owner have been in contact with Republic Services (designated franchisee for this area) and they have confirmed that trash toter collection can be provided to this new facility. At the time of collection, Owner would simply bring the totes to the street curb and the Republic Services truck will include a stop to collect as part of their residential route (adjacent). Attached to this letter you will find a copy of the communication from Republic Services confirming the availability of this service for the new development. Regardless, if toter use is approved, it is our intent to dedicate this north and east area for a future trash enclosure area, in consideration of a potential future expansion of (or addition to) the current facility.

For the purposes of maximum cross ventilation and energy efficiency, commercial type roll up doors have been provided at the north and south portions of the building. During the spring and fall, and even on some mild winter days when there is a pleasant temperature and air quality permits, these doors can be open during operations, allowing for efficient energy consumption and operational savings. With the intent of being sensitive to the adjacent residential neighborhood, all fenestration in the building outside of roll up doors has been strategically designed to match the pattern of the roll up door itself, therefore disguising or "camouflaging" its presence.

Special consideration has been given to architectural design, ensuring the facility complements the surrounding urban context. All applicable Title 30 Design Standards for Non-Residential Developments have

been incorporated, including *four-sided architecture, horizontal articulation, and enhanced building entrances.*

Hours of operation for the new facility will be as follows: 6am through 8pm Monday through Friday and 8am through 8pm Saturday and Sunday.

Parking:

- Parking required for this facility (based on use) is calculated to be 32 spaces, derived as follows:
 - As defined in section 30.07.02 (Defined Terms), Building use designation is “Personal Services”. Under Title 30, table 30.04.04, this designation requires 1 parking stall for every 300 SF of space. Required parking provisions have been reduced by 10%, this is justified by the proximity of a bus stop on Fort Apache Road, located approximately 600 feet from the proposed building entrance (Section 30.04.04, subsection F, Alternative no 5). This bus stop serves routes (RTC) 120 and 212.
 - Projected attendance for training session is expected to be between 15 to 18 people maximum.
 - 4 Bicycle stalls provided
 - **Parking Calculations:**
 - 9,738 sf personal service at $1/300 = 32.46$ spaces required
 - Allowed 10% reduction within 1000 ft of bus route = 3.25 spaces (maximum)
 - Total required spaces is 29.21 spaces (rounded to 29)
 - **29 spaces have been provided**

Site lighting:

- Lighting for site will be addressed by the addition of at least 3 light poles located on the east side of the property and just north of the trash enclosure area, these will cover most of the parking area along with a series of flood lights within the building that will illuminate the west side of the parking and adjacent areas. Light poles will be strategically placed to minimally affect the adjacent residential areas.

Waivers

- Waivers requested as part of this application are the following:
 1. Clark County Uniform Standard Drawing 222.1 - Commercial Driveway Geometrics:
 - This Clark County uniform standard drawing requires a minimum width of 32’ for the driveway (from face of curb to face of curb) unless there is a local ordinance or precedence that supersedes this width. In coordinating with Public Works, it has been brought to our attention that they require a minimum width of 35 feet measured from face of curb to face of curb.
 - Justification:
 - Widening the driveway an additional 3-feet will eliminate the protection that the curb provides for parked vehicles if the curb doesn’t match the stall length. Without the protection of the curb, the back end of the parked car(s) in said stalls will be exposed to ingress/egress traffic movements and could potentially be hit. In this case, the health, safety and welfare of the public is adversely affected with a wider driveway.

- Although the driveway currently is sufficiently wide for fire apparatus access (32 feet), it has been confirmed with the Fire Marshall at the County Fire Department that an apparatus will not need to enter the site due to the distance that the building has been placed from the street coupled with the proposed building being fully sprinkled. Therefore, a wider driveway in excess of 32 feet is not warranted.
2. Site and Building orientation - Title 30 section 30.04.06, part G:
- This section prohibits higher- activity areas of development, such as parking and circulation along residential adjacencies:
 - Justification: Given limitations within the site, and with the intent to place the building as far as possible from the residential boundaries, parking areas have been placed along the east and south portion of the site. A 16'-6" tree buffer is being proposed along both boundaries.
3. Parking location and area screening – Title 30 section 30.04.06, part L1 and 2:
- This section requires parking to be located (in general) away from residential development and also requires a 30-foot separation (buffer/screening) of parking from adjacent residential lots.
 - Justification: Given the intent of keeping the building away from residential areas along with the goal of using a portion of the site for future development, locating parking away from the residential boundaries along with placing a 30-foot separation / buffer is unfeasible. A 16.5-foot landscape buffer has been provided along all residential adjacencies (North, East and South) along with additional shrubbery and a continuous high 8 ft screen wall.
4. Detached sidewalk requirements – Title 30 section 30.04.08 -Subsection 5.ii (a):
- This section requires a detached sidewalk along local streets:
 - Justification: We are conforming to the 2 adjacent lots and as we are the last development on this street we believe it makes more sense to be contiguous.

Please reference drawing package included with this application, along with other Owner provided documents.

About Rugged CrossFit 702:

- Rugged CrossFit 702 has been an established business for over 9 years in southwest Las Vegas and has grown exponentially over the last 2.5 years on their journey to change the lives of our community members through fitness, nutrition, and education. CrossFit 702 currently has a total of 200 members.
- With fitness being a huge industry right now with many people focusing on the small group class model, we believe not only will our building be harmonious with the surrounding community, but we believe a new facility will help drive new business and allow us to continue changing lives


- through fitness with most of our clients coming from neighboring communities within 3 miles of our facility.
- Rugged CrossFit 702 believes that the proposed development will be harmonious with the surrounding commercial spaces by keeping exemptions minimal and keeping neighboring residential communities in mind. They've made a conscious effort during the design process to ensure the building is aesthetically pleasing to foot traffic and vehicles alike, while still maintaining functionality for a CrossFit gym.
 - With fitness being a huge industry right now with many people focusing on the small group class model, Rugged CrossFit 702 understands that not only will our building be harmonious with the surrounding community, but we believe a new facility will help drive new business and allow us to continue changing lives through fitness with most of our clients coming from neighboring communities within 3 miles of our facility.

Sustainability:

- In accordance with Title 30 section 30.04.05, part J, sustainability measures to be implemented on this project will be as follows:
 - Trees: Providing 10% more than required – 1 point
 - Refer to Landscape plan with tree inventory showing additional 10%
 - Trees: Provide water efficient landscape – 1 point
 - Refer to Landscape plan
 - Landscape buffer: Exceed required buffer 10% - 1/2 point
 - Landscape buffer has been extended Refer to Landscape plan -
 - Cool roofs: Provide 29 SRI (steep sloped roof) - 1 point
 - A Roof color will be specified which will meet 29 SRI or higher, see material legend on drawing set (elevations sheets).
 - Shade structures: Provide shade /awnings over 50% of south/west windows and doors, one point for each additional 25%. - 2 Points
 - A continuous 4-foot-wide canopy is being proposed throughout the entire length of the south facade and approximately 50% of the west facade, see floor plans and elevations in drawing set.
 - Daylight strategies: Minimize artificial lighting – 1/2 point
 - Fenestration has been maximized throughout the perimeter of the building to provide as much natural light as possible, see elevations on drawing set.
 - Low Emissivity Glass –On all south and west facades - 1/2 point
 - All fenestration (including doors) will account for this measure.
 - Building entrance: Shade with Awning or portico - 1/2 point
 - All entrances, both on south and east side will account for a shading device (4 foot wide/deep canopy)
- These sustainability provisions add up to a total of **7 points**, meeting Title 30 requirements.

All said, we respectfully submit this application for your review and consideration, and we look forward to meeting with the members of the planning board to discuss and answer any questions they may have about our proposed project. Special thanks in advance for your attention and support.

Sincerely,



Eugenio E. Hernández, RA, NCARB, LEED AP

NV license no 8113
Principal - FORMA LLC

Attachments:

Copy of communication with Republic Services (email correspondence)

RE: C001- Crossfit Project - Garbage collection needs

From Sims, Jeffrey <JSims2@republicservices.com>
Date Tue 12/9/2025 2:56 PM
To EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Cc Mike Miller <mikemiller72583@gmail.com>

Hi Eugenio,

Ok, I received confirmation that our team would be able to set up for trash totter service. When location is ready to set-up, please contact our corporate call center line at 702 735 5151 for set-up.

Thank you,

Jeffrey Sims

Account Manager

770 E Sahara Ave.
Las Vegas, NV 89104
e jsims2@republicservices.com
o 702 599 5579
c 702 302 3038
w RepublicServices.com



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From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Sent: Tuesday, December 9, 2025 10:07 AM
To: Sims, Jeffrey <JSims2@republicservices.com>
Cc: Mike Miller <mikemiller72583@gmail.com>
Subject: Re: C001- Crossfit Project - Garbage collection needs

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Thank you Jeffrey

From: Sims, Jeffrey <JSims2@republicservices.com>
Sent: Tuesday, December 9, 2025 9:56 AM
To: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Cc: Mike Miller <mikemiller72583@gmail.com>
Subject: RE: C001- Crossfit Project - Garbage collection needs

Good Morning, Eugenio,

Ok, I have sent request over to our residential team for approval to add trash totters to route in area. Will follow up with any updates asap.

Thank you,

Jeffrey Sims

Account Manager

770 E Sahara Ave.
Las Vegas, NV 89104
e jsims2@republicservices.com
o 702 599 5579
c 702 302 3038
w RepublicServices.com



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From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Sent: Tuesday, December 9, 2025 7:00 AM
To: Sims, Jeffrey <JSims2@republicservices.com>
Cc: Mike Miller <mikemiller72583@gmail.com>
Subject: Re: C001- Crossfit Project - Garbage collection needs

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Hello Jeffrey,

Just following up on the email below, have you been able to get any information?

Thank you

From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Sent: Saturday, December 6, 2025 8:42 AM
To: Sims, Jeffrey <JSims2@republicservices.com>
Cc: Mike Miller <mikemiller72583@gmail.com>
Subject: Re: C001- Crossfit Project - Garbage collection needs

Good morning Jeffrey,

There is no address for the vacant undeveloped lot yet, which is just east of W Martin Ave and FT. Apache Rd, the neighboring site address is as follows : 9330 W Martin Ave, Las Vegas, NV 89148



From: Sims, Jeffrey <JSims2@republicservices.com>
 Sent: Friday, December 5, 2025 5:18 PM
 To: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
 Cc: Mike Miller <mikemiller72583@gmail.com>
 Subject: RE: C001- Crossfit Project - Garbage collection needs

Hi Eugenio,

Ok, recycle is not required in our market. Recycle service is separate from trash and upon request. We do have some customers across the valley that may have trash totters. However, totters service depends on routing in the area. Please provide the cross streets for property address and I will check with our residential team and routing to see if service is available in the area.

Thank you,

Jeffrey Sims

Account Manager

770 E Sahara Ave.
 Las Vegas, NV 89104
 e jsims2@republicservices.com
 o 702 599 5579
 c 702 302 3038
 w RepublicServices.com



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From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
 Sent: Friday, December 5, 2025 10:48 AM
 To: Sims, Jeffrey <JSims2@republicservices.com>
 Cc: Mike Miller <mikemiller72583@gmail.com>
 Subject: Re: C001- Crossfit Project - Garbage collection needs

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Hey Jeffrey, besides the question on type of truck (see below), here's a few more questions:

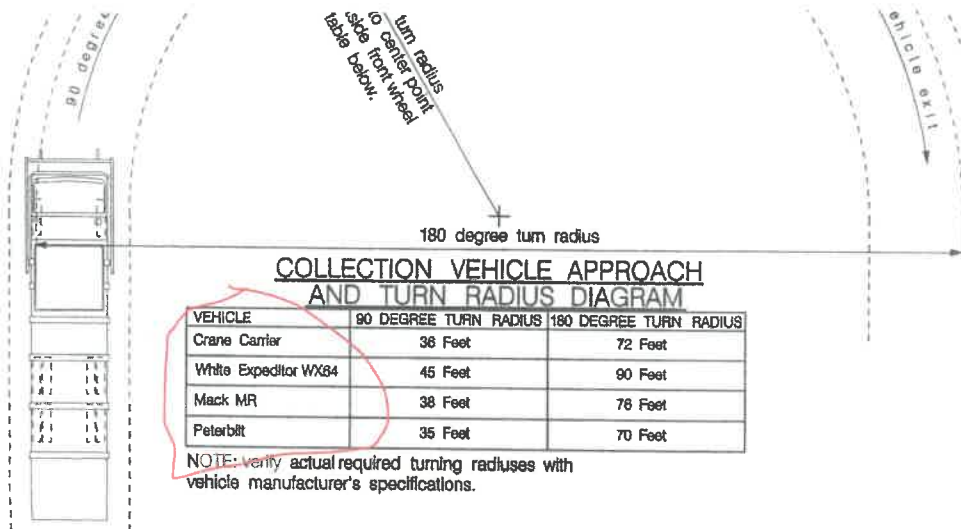
1. For this new business, how is recycling handled? Will this require an additional (separate) container?
2. You mentioned on our call that the 95 gallon containers are only for residential use, however, and if I'm not mistaken, Clark County Title 9 (see below), does allow for some businesses to have this type of container. Can this new Fitness facility limit its waste to two (2) 95 gal containers and have it be collected similar to a residential customer? In this case, Owner would bring the containers out to street curb once a week?

Title 9 - Public Health and Sanitation			
9.04.165	Minimum container and service level requirements for certain customers	(h)For each place of business or public building that does not require more than two ninety-six-gallon mobile containers to contain the solid waste generated from the premises, the premises must have at least one, but not more than two, ninety-six-gallon mobile containers and serviced once per week.	https://library.municode.com/nv/clark_county/cnodeId=TIT9PUHESA_CH9.04SOWAMA_9.04

From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
 Sent: Friday, December 5, 2025 10:26 AM
 To: Sims, Jeffrey <JSims2@republicservices.com>
 Subject: Re: C001- Crossfit Project - Garbage collection needs

Thank you Jeffrey,

Quick question: Which of these vehicles would be collecting at this site?



From: Sims, Jeffrey <JSims2@republicservices.com>
 Sent: Friday, December 5, 2025 9:54 AM
 To: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
 Subject: RE: C001- Crossfit Project - Garbage collection needs

Good Morning, Eugenio,

It was a pleasure to speak with you today. Per. our conversation, see photo of 1yd trash bin below with attached enclosure specs.

Example: 1YD Front Load; Wheels



(this is a one-piece lid, which is not the standard. This particular shipment had one-piece lids. All other lids are 2-piece, as shown in the following photos)

Thank you,

Jeffrey Sims

Account Manager

770 E Sahara Ave.

Las Vegas, NV 89104

[e jsims2@republicservices.com](mailto:jsims2@republicservices.com)

[o 702 599 5579](tel:7025995579)

[c 702 302 3038](tel:7023023038)

[w RepublicServices.com](http://RepublicServices.com)



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From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>

Sent: Friday, December 5, 2025 8:51:39 AM

To: Parquette, John <JParquette@republicservices.com>

Subject: Re: C001- Crossfit Project - Garbage collection needs

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Greetings John,

Just following up on this email and checking to see if I can get Jeffrey's contact?

From: EUGENIO HERNANDEZ
Sent: Thursday, December 4, 2025 9:12 AM
To: John Parquette <JParquette@republicservices.com>
Subject: Re: C001- Crossfit Project - Garbage collection needs

Thank you John!



Sent from my iPhone

On Dec 4, 2025, at 9:07 AM, Parquette, John <JParquette@republicservices.com> wrote:

I will pass your information onto the Account Manager for that area. Jeffrey Sims should call you shortly

Thank you,

John Parquette
CIA Manager
Republic Services of Southern Nevada
702-301-4936

From: EUGENIO HERNANDEZ <eugeniohernandez@formaarc.com>
Sent: Thursday, December 4, 2025 9:00 AM
To: Parquette, John <JParquette@republicservices.com>

Cc: Mike Miller <mikemiller72583@gmail.com>
Subject: C001- Crossfit Project - Garbage collection needs

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Greetings John,

I've received your contact from Roman Garcia PE. We are working on a new Gym / Fitness Center project on an undeveloped site in the area of Spring Valley (attached find project site plan and location). I am trying to determine specific collection needs for this site and type of business. I am confident that this new development (no site address yet) falls under Republic Services Jurisdiction.

I would love to talk to you about it and get your feedback and direction as we are currently in conversations with the Clark County Comprehensive Planning board and they are requesting Trash collection info.

Let me know if and when we can meet or talk,

Thank you in advance,

<Outlook-nqnrwzze.png>

architectural design + construction consulting

EUGENIO E HERNANDEZ, R.A., NCARB, LEED AP

P R E S I D E N T

O - 702.626.9978 C - 787.240.1333

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