



## Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 12, 2025

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](mailto:chayes70@yahoo.com).
  - Supporting material is/will also be 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  
Carol Lee White

Matthew Tramp -Vice Chair

Secretary: Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto: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](mailto: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  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for July 29, 2025. (For possible action)
- IV. Approval of the Agenda for August 12, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Applications are available until August 25, 2025 at 5:30 pm for appointment by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board to fulfill the remainder of a two-year term which began January 2025.

VI. Planning and Zoning

1. **SC-25-0555-COUNTY OF CLARK (AVIATION):**  
**STREET NAME CHANGE** to name an unnamed public right-of-way to Costco Way. Generally located south of Roy Horn Way and east of Buffalo Drive within Spring Valley. MN/mh/kh (For possible action) **09/02/25 PC**
2. **UC-25-0491-SOCARRAS DALMARA ARIAS:**  
**USE PERMIT** for accessory living quarters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) increase wall height in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-Family Residential 20) Zone in the Neighborhood Protection (NPO) Overlay. Generally located south of Eldora Avenue and west of Red Rock Street within Spring Valley. JJ/nai/kh (For possible action) **09/02/25 PC**
3. **ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for live entertainment.  
**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) minor expansion to a resort hotel; and 2) tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action) **09/03/25 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: August 26, 2025.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>





# Spring Valley Town Advisory Board

July 29, 2025

## MINUTES

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|                 |   |                              |
|-----------------|---|------------------------------|
| Board Members:  | Randal Okamura <b>PRESENT</b><br>Carol Lee White <b>PRESENT</b>   | Matthew Tramp <b>PRESENT</b> |
| Secretary:      | Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>     |                              |
| County Liaison: | Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b> |                              |

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

**Randy Okamura announced John Getter, a long time Spring Valley Town Board member, passed away Monday evening. Randal asked for a moment of silence to honor John and dedicated the meeting to his memory.**

**Nairee Agulian, Comprehensive Planning**

### II. Public Comment

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

- **None**

### III. Approval of **July 8, 2025**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

### IV. Approval of Agenda for **July 29, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

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

- **Applications are available until August 25, 2025, at 5:30pm for appointment by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board to fulfill the remainder of a two-year term which began January 2025.**

VI. Planning & Zoning

1. **TM-25-500124-ZOO LANDERS, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.94 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Ponderosa Way within Spring Valley. MN/nai/kh (For possible action) **08/05/25 PC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **DR-25-0470-LITTLE BRIGID & GRIEBEL GUY:**  
**DESIGN REVIEW** for existing accessory structures in conjunction with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Bronco Street and north of Tara Avenue within Spring Valley. JJ/jam/cv (For possible action) **08/19/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff "if approved" conditions

Vote: 3-0/Unanimous

3. **WS-25-0468-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area in conjunction with a proposed single-family residential subdivision on 2.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and east of Duneville Street within Spring Valley. JJ/dd/cv (For possible action) **08/19/25 PC**

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 3-0/Unanimous

4. **WS-25-0473-3601 PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping in conjunction with an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone. Generally located east of Montessori Street and north of Arby Avenue within Spring Valley. MN/rp/cv (For possible action) **08/19/25 PC**

Motion by: **Matthew Tramp**  
Action: **APPROVE** with staff recommendations  
Vote: 3-0/Unanimous

5. **WC-25-400072 (DR-19-0659)-VEGAS WP WEST, LLC:**  
**WAIVER OF CONDITIONS** of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley. JJ/rp/cv (For possible action) **08/20/25 BCC**

Motion by: **Carol White**  
Action: **APPROVE** with staff recommendations  
Vote: 3-0/Unanimous

VII. General Business

1. Elect a Vice Chair for the Spring Valley Town Advisory Board (For possible action).

Motion by: **Carol White**  
Action: **APPROVE** Matthew Tramp as Vice-Chair  
Vote: 3-0/Unanimous

VIII. Comments by the General Public-

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

- **None**

IX. Next Meeting Date: August **12, 2025**.

X. Adjournment

Motion: by **Randy Okamura**  
Action: Dedicate meeting to John Getter and **ADJOURN** at 6:54 p.m.  
Vote: 3-0/Unanimous





09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-25-0555-COUNTY OF CLARK (AVIATION):**

**STREET NAME CHANGE** to name an unnamed public right-of-way to Costco Way.

Generally located south of Roy Horn Way and east of Buffalo Drive within Spring Valley.  
MN/mh/kh (For possible action)

RELATED INFORMATION:

**APN:**

176-03-201-010; 176-03-301-004

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6832 S. Buffalo Drive & 6880 S. Buffalo Drive
- Project Type: Street name change

**Applicant's Justification**

The applicant is requesting to name an unnamed public right-of-way situated to the north of an approved retail establishment (Costco). The subject street is an unnamed public cul-de-sac south of Roy Horn Way, which the applicant is proposing to name Costco Way. The street name change is necessary to facilitate the construction of street lighting for the cul-de-sac.

**Prior Land Use Requests**

| Application Number           | Request   | Action                    | Date           |
|------------------------------|---|---------------------------|----------------|
| AV-24-900576<br>(UC-23-0492) | Revised plans for a redesigned sidewalk and associated landscaping  | Approved Administratively | September 2024 |
| AV-24-900413                 | Minor deviation to add additional fuel stations and extend fuel canopy  | Approved Administratively | July 2024      |
| VS-23-0493                   | Vacate and abandon portions of right-of-way being Buffalo Drive, Roy Horn Way, Badura Avenue, Tenaya Way, and an unnamed right-of-way | Approved by BCC           | September 2023 |

### Prior Land Use Requests

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| UC-23-0492         | Use permit for a high impact project and tire sales and installation, waivers for light fixture height and driveway throat depth, and design reviews for a retail building with a gas station, signage, lighting, and finished grade | Approved by BCC | September 2023 |
| VS-1063-06         | Vacated portions of rights-of-way being Badura Avenue for detached sidewalks   | Approved by PC  | September 2006 |
| VS-0698-05         | Vacated easements and portions of right-of-way being Tioga Way, Maule Avenue, Monte Cristo Way, and Pama Lane - recorded   | Approved by PC  | June 2005      |
| WS-0688-05         | Allowed freestanding signs with a waiver to increase the height of 2 freestanding signs to 60 feet   | Approved by BCC | June 2005      |
| UC-0354-05         | Allowed 2 office buildings west of Tenaya Way, south of the 215 Beltway and waiver for landscape buffer with a detached sidewalk, increased building height to 56 feet - attached sidewalks along Tenaya Way                         | Approved by BCC | April 2005     |
| ZC-1852-04         | Reclassified 210 acres south of the 215 Beltway, between Buffalo Drive and Rainbow Boulevard from R-E to C-2 zoning  | Approved by BCC | November 2004  |
| UC-0399-02         | Off-premises signage on the south side of the 215 Beltway, 640 feet west of Tenaya Way   | Approved by BCC | June 2002      |
| ZC-0196-02         | Reclassified 2.4 acres south of the 215 Beltway and west of Tenaya Way from R-E to C-2 zoning for an office building   | Approved by BCC | March 2002     |
| ZC-0649-01         | Reclassified 14.5 acres south of the 215 Beltway, north of Maule Avenue, 1,320 feet east of Buffalo Drive from R-E to M-D zoning   | Approved by BCC | August 2001    |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                        |
|-------|---------------------------|---------------------------|--|
| North | Business Employment       | CG & RS20 (AE-60)         | 215 Beltway & undeveloped                |
| South | Business Employment       | IP & CG (AE-60)           | Undeveloped & office/warehouse complexes |
| East  | Business Employment       | CG (AE-60)                | Undeveloped & office complexes           |
| West  | Business Employment       | CG & RM32 (AE-60)         | Undeveloped & multi-family residential   |

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Building Department - Addressing**

This street name change application is to name an unnamed cul-de-sac south of Roy Horn Way and east of S Buffalo Drive. The street was not previously named with Clark County and is proposed to be officially named Costco Way.

The Combined Fire Communication Center has approved the street name Costco but does not review street suffix. The street suffix of Way does not meet the street naming requirements per the Las Vegas Valley Street Naming and Address Assignment Policy. Per the Policy, "For cul-de-sacs which are not an extension of an existing street, the suffix shall be either Court or Circle."

Naming this street will have a positive impact on the new Costco store, the community, and emergency services. Staff would have no objection to the street name if the suffix were Court or Circle but must recommend denial because the suffix Way cannot be used for cul-de-sacs.

**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 shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

**Public Works - Development Review**

- No comment.

**Building Department - Addressing**

- Subject to the street name Costco and the suffix approved by the Planning Commission.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TERRY ODLE**

**CONTACT: TERRY ODLE, MG2, 3333 MICHELSON DRIVE, SUITE 100, IRVINE, CA 92612**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SC-25-0555

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

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

Date: 8/12/2025

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: 9/2/2025 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>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

#### **BUNKERVILLE**

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

#### **ENTERPRISE**

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

#### **GOODSPRINGS**

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

#### **INDIAN SPRINGS**

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

#### **LAUGHLIN**

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

#### **LONE MOUNTAIN**

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

#### **LOWER KYLE CANYON**

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

#### **MOAPA**

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

#### **MOAPA VALLEY**

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

#### **MOUNTAIN SPRINGS**

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

#### **MT. CHARLESTON**

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

#### **PARADISE**

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

#### **RED ROCK**

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

#### **SANDY VALLEY**

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

#### **SEARCHLIGHT**

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

#### **SPRING VALLEY**

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

#### **SUNRISE MANOR**

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

#### **WHITNEY**

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

#### **WINCHESTER**

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

## **PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 2/20/25**

#### **Department of Comprehensive Planning**

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR# 25 -101141

ASSESSOR PARCEL #(s): APN 176-03-201-010: 176-03-301-004

PROPERTY ADDRESS/ CROSS STREETS: 6880 S. Buffalo Drive and 6832 S. Buffalo Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

This application is a request to Clark County to assign an official street name for this new public cul-de-sac. We suggest it be named Costco Way, but this is, of course, Clark County's decision.

## PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: 500 S. Grand Central Pkwy.

CITY: Las Vegas

STATE: NV ZIP CODE: 89155

TELEPHONE: 425.455-0000

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Terry Odle, MG2

ADDRESS: 3333 Michelson Drive, Suite 100

CITY: Irvine

STATE: CA

ZIP CODE: 92612

TELEPHONE: 949.705.0713

CELL 425.985.0995

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Terry Odle, MG2

ADDRESS: 3333 Michelson Drive, Suite 100

CITY: Irvine

STATE: CA

ZIP CODE: 92612

TELEPHONE: 949.705.0713

CELL 425.985.0995

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.

Clark County

Property Owner (Signature)\*

Property Owner (Print)

Date

MG2

3333 Micheison Dr, Ste 100  
Irvine, CA 92612

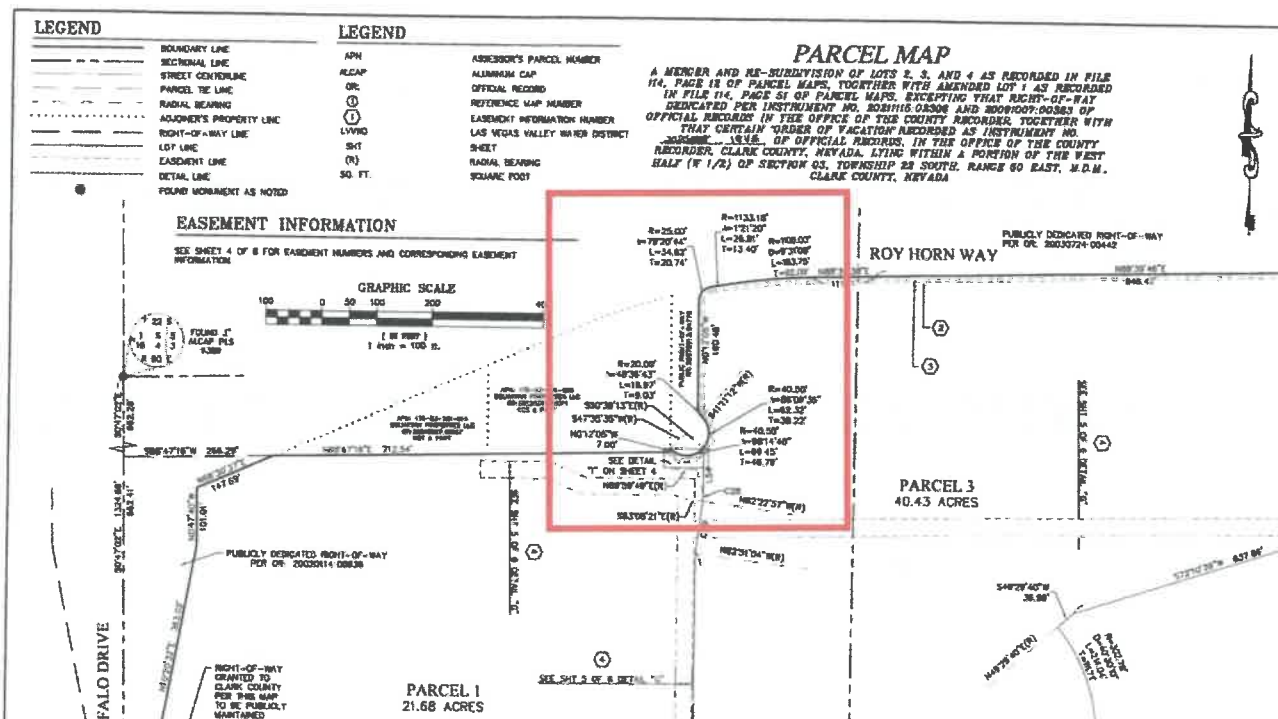
949 705 0700  
MG2.com

## PUBLIC TREET NAME REQUEST JUSTIFICATION LETTER

07.03.2025

Costco Wholesale is developing a 22.68-acre vacant site located 6880 S. Buffalo Drive. This project has an approved NOFA dated October 2, 2023 (Reference: UC-23-0492). As part of this project, Costco is constructing the eastern half of the current un-named public cul-de-sac that connects to Roy Horn Way. Per the approved and recorded Parcel Map (refer to the map included with this submittal), this new public cul-de-sac is referenced as:

**Public Right-Of-Way OR: 2007061: 04776**



This application is a request to Clark County to assign an official street name for this new public cul-de-sac. We suggest it be named Costco Way, but this is, of course, Clark County's decision. We need this street name to share with the power company related to the street lighting for this new cul-de-sac.

Construction is underway by Costco's General Contractor



09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0491-SOCARRAS DALMARA ARIAS:**

**USE PERMIT** for accessory living quarters.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) increase wall height in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-Family Residential 20) Zone in the Neighborhood Protection (NPO) Overlay.

Generally located south of Eldora Avenue and west of Red Rock Street within Spring Valley.  
JJ/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-12-201-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side interior setback of a proposed accessory living quarters to be 3 feet, 3 inches where 5 feet is required per Section 30.02.04 (an 82% reduction).
2.
  - a. Increase the height of the front wall to 7 feet, 6 inches within the first 15 feet of the front yard where 3 feet is the maximum per Section 30.04.03.B (a 150% increase).
  - b. Increase the boundary wall height along the north, east, and west property lines to 7 feet, 6 inches where 6 feet is the maximum per Section 30.04.03.B (a 20% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5964 Turhan Circle
- Site Acreage: 0.52
- Project Type: Accessory living quarters
- Number of Stories: 1 (existing primary residence)/1 (proposed accessory living quarters)
- Building Height (feet): 15 feet, 2 inches (proposed accessory living quarters)
- Square Feet: 3,628 (existing primary residence)/599 (proposed accessory living quarters)

**Site Plans**

The plans depict an existing single-family residence on a 0.52 acre lot located on the southwest corner of Red Rock Street and Eldora Avenue. The residence is centrally located on the lot with entrance facing south towards Turhan Circle. The plans depict a proposed accessory living quarters

structure to be placed on the west side of the property with a 3 foot, 3 inch interior side setback, where 5 feet is required thus necessitating a waiver of development standards. The use permit is required because this structure will include 2 accessory living quarters, where only 1 is allowed per lot per Title 30.

There is an existing 7 foot, 6 inch high screen wall along the north, east, and west property lines where 6 feet is the maximum allowed and is also subject to a waiver of development standards. Photos and the plans also show that there is an existing front wall with an overall height of 7 feet, 6 inches within the first 15 feet of the front yard where 3 feet is the maximum allowed per Title 30. This wall is approximately 40 feet, 6 inches wide and has a 14 foot wide access gate. This is located on the west side of the existing garage, and south of the proposed accessory living quarters. Furthermore, this wall is set back 14 feet, 6 inches from the south property line within the front yard. All existing walls on this property have a decorative finish which includes a beige and dark brown stucco finish.

#### Elevations

The plans depict a detached accessory structure, which will be used as an accessory living quarters. The height will be 15 feet and 2 inches from finished grade. The structure will have a wooden frame with stucco finish and the exterior color will match the existing residence. The roof will be a light concrete roof tile to match the existing residence also.

The north elevation depicts the entrance into the accessory living quarters. A double door is in the middle of the façade with a single door also installed on each side. There are total of 4 windows.

The east and west elevations depict the sides of the structure with a stucco finish and a small vent cut out. The south elevation has the same stucco finish with 2 small windows.

#### Floor Plans

The plans depict 1 structure that will have 2 separate living quarters without interior access from one another. The total square footage of structure is 598.6. Each space will be 206.12 square feet. Each accessory living quarters area will include a sleeping area, bathroom, and small kitchenette.

#### Applicant's Justification

The accessory living quarters will be used when relatives are visiting the applicant's home. The setback reduction request is to allow the applicant to build the accessory living quarters close to the entrance gate along the south property line. In addition, reducing the setback to the west property line will allow the applicant to park their boat and RV east of the proposed accessory living quarters. Although there are permits for the existing boundary wall that were approved to be 6 feet high (via BD93-1447), the existing wall height of 7 feet, 6 inches are existing.

#### Prior Land Use Requests

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ZC-0613-10         | Reclassified between Cimarron Road and Decatur Boulevard and between Spring Mountain Road and Sahara Avenue within Spring Valley | Approved by BCC | February 2011 |

### Prior Land Use Requests

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| SC-0273-97         | Street name change for a portion of Eldora Avenue to Eldora Avenue   | Approved by BCC | February 1997  |
| SC-1506-94         | Change the name of the public right-of-way and street alignment presently known as Redrock Street and Red Rock Street to Red Rock Street | Approved by PC  | September 1994 |

### Surrounding Land Use

|              | Planned Land Use Category                 | Zoning District (Overlay) | Existing Land Use       |
|--------------|---|---------------------------|-------------------------|
| North        | Compact Neighborhood (up to 18 du/ac)     | RS3.3                     | Condominiums            |
| South & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)            | Single-family residence |
| East         | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP)            | Place of Worship        |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

#### 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 the accessory living quarters building is architecturally compatible with the single-family residence on the property. Staff also find that the total square footage does not exceed the gross floor area of the primary dwelling. The proposed use should not negatively impact the surrounding neighborhood; therefore, staff can support this request.

#### Waivers of Development Standards

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

#### Waivers of Development Standards #1

Staff finds that the accessory living quarters has a side interior setback of 3 feet, 3 inches where the requirement is 5 feet. Since this structure is proposed, the applicant can redesign the accessory living quarters and the area where it will be placed to accommodate the required interior side setback. Staff does not support this request.

#### Waiver of Development Standards #2

Walls over 3 feet in height, are not allowed within the first 15 feet of the front property line/right-of-way. The intent of establishing maximum wall height within the front yard is to maintain a consistent standard along the street frontage. However, staff finds the height of the existing wall is inconsistent with the surrounding single-family residences within the cul-de-sac. Per the applicant, the boundary has approved permits via BD93-1447 to allow a 6 foot wall. The boundary wall was increased in height and no longer meets Code. Staff cannot support these requests.

#### **Staff Recommendation**

Approval of the use permit; and denial of the waivers of development standards.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

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

##### **Public Works - Development Review**

- No comment.

##### **Fire Prevention Bureau**

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT:** DAIMARA ARIAS SOCARRAS

**CONTACT:** DAIMARA ARIAS SOCARRAS, OWNER BUILDER, 5964 TURHAN CIRCLE,  
LAS VEGAS, NV 89146

DRAFT





# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-12-201-018

PROPERTY ADDRESS/ CROSS STREETS: 5964 TURHAN CIR, LAS VEGAS NVD 89146 (SAHARA& JONES)

## DETAILED SUMMARY PROJECT DESCRIPTION

APPLYING FOR A USE PERMIT & A WAIVER OF DEVELOPMENT STANDARDS FOR ACCESSORY LIVING QUARTERS. APPLYING FOR A WAIVER TO HAVE A 7'-6" HEIGHT WALLS ALONG THE BOUNDARY OF THE PROPERTY. APPLYING FOR A WAIVER TO HAVE A 7 FOOT AND 6 INCHES TALL WALL WITHIN THE FIRST 15 FT OF THE FRONT SETBACK AND TO HAVE NON-DECORATIVE WALL ALONG THE FRONT SETBACK.

## PROPERTY OWNER INFORMATION

NAME: DAIMARA ARIAS SOCARRAS

ADDRESS: 5964 TURHAN CIR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

TELEPHONE: (702)351-5185 CELL (786)227-8640 EMAIL: Turhancir5964@Yahoo.com

## APPLICANT INFORMATION (must match online record)

NAME: DAIMARA ARIAS SOCARRAS

ADDRESS: 5964 TURHAN CIR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702)351-5185 CELL (786)227-8640 EMAIL: Turhancir5964@Yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: DAIMARA ARIAS SOCARRAS

ADDRESS: 5964 TURHAN CIR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702)351-5185 CELL (786)227-8640 EMAIL: Turhancir5964@Yahoo.com

\*Correspondent will receive all communication on submitted application(s).

(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.

DAIMARA ARIAS SOCARR

Property Owner (Signature)\*

DAIMARA ARIAS SOCARRAS

Property Owner (Print)

05/30/2025

Date

## DEPARTMENT USE ONLY:

|                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

Las Vegas, June 13, 2025

**Clark County Building Department,  
Comprehensive Planning Department**

**Project Description: Arias Garcia Residence Accessory Living Quarters  
5964 Turhan Cir, Las Vegas, NV 89146**

I, Daimara Arias Socarras, am requesting approval for a Accessory Living Quarters that will have two separate spaces that will not have interior access. We are applying for a Use permit and Waivers of Development Standards to allow this Accessory Living Quarters to be built. The Accessory Living Quarters will be built on the lateral side of the house (South), The structure will be Wood frame on Concrete foundations, with prefabricated trusses for the Roof, Exterior finish to be 3 coat stucco and Roof tile to match the finishes on the Main house (in order to keep an architectural compatibility).

Land Use requests:

- 1) Applying for a Use permit to have 2 accessory living quarters on 1 lot where 1 accessory living quarter is allowed per Section 30.03.03A.2
- 2) Applying for a Waiver of development standards to have a side interior setback of 3 feet and 3 inches where 5 feet is required per Section 30.02.04
- 3) Applying for a Waiver of development standards to have a front setback of 14-6" where 40 feet is required per Section 30.02.04
- 4) Applying for a Waiver of development standards to have a 7 feet and 6 inches wall along the first 15 feet of the front setback where 3 feet tall wall is allowed per Section 30.04.03B
- 5) Applying for a Waiver of development standards to have a Non decorative wall along the first 15 feet of the front setback per Section 30.04.03B
- 6) Applying for a Waiver of development standards to have a boundary wall 7 feet and 6 inches tall where 6 feet is the maximum per Section 30.02.04

The reason for the 2 Accessory living Quarters is to have a proper space for my mom and dad when they are visiting as well as to have additional living area for any relative visiting us during the weekend. The setbacks reduction request is to be able to build within the entrance gate on the south side so that we can park our boat or RV without the fear of hitting the new construction. We are building behind the walls to create a lateral gate, but since the codes are now demanding a bigger setback we want to take advantage of the available space as much as possible. Finally, the CMU block walls just happened to be beyond the new code setback and with no decoration we would like to keep them the way they are. Please note the walls have stucco finish. This property is in the neighborhood protection Overlay. Per Section 30.02.23.F there is a rule that walls over 3 feet in the front yard shall be prohibited. A front yard is defined as the area from the front of the building to the lot line, street or future right-of-way per Section 30.07.02.J. To confirm, the 7 feet and 6 inches tall non-decorative wall will be built behind the house, and it will be 14 feet and 6 inches away from back of curve. This wall along the front needs to be 7 feet and 6 inches because it is protecting the privacy of the inside of the lateral yard, plus it is already built. There was a permit for the block wall (BD93-1447) that was obtained about 32 years





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0491

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

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

Date: 8/12/2025

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: 9/2/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

## BUNKERVILLE

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

## ENTERPRISE

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

## GOODSPRINGS

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

## INDIAN SPRINGS

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

## LAUGHLIN

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

## LONE MOUNTAIN

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

## LOWER KYLE CANYON

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

## MOAPA

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

## MOAPA VALLEY

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

## MOUNTAIN SPRINGS

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

## MT. CHARLESTON

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

## PARADISE

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

## RED ROCK

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

## SANDY VALLEY

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

## SEARCHLIGHT

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

## SPRING VALLEY

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

## SUNRISE MANOR

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

## WHITNEY

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

## WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

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>

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for live entertainment.

**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) minor expansion to a resort hotel; and 2) tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community.

Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-05-601-035

**LAND USE PLAN:**  
SPRING VALLEY - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6915 S. Durango Drive
- Site Acreage: 50
- Number of Rooms: 452 (previous requests)/578 (current request)
- Project Type: Resort hotel/casino
- Building Height (feet): Up to 216
- Square Feet: 176,089 (previous requests - casino space)/187,632 (current request)
- Parking Required/Provided: 2,338/3,644 (combined)

Site Plan

Phase 1 of the project is complete, and the existing resort hotel (Durango Casino & Resort) has been operating since December 2023. UC-23-0225 was approved for Phase 2 in June 2023. The applicant is requesting a first extension of time, for 4 additional years to commence, for UC-23-0225. Phase 2 proposes: 1) 11,543 square feet of additional casino space; 2) 126 additional hotel rooms with a minor building footprint increase on the southern hotel tower; 3) 60,826 square feet of additional entertainment area including additional banquet space, bowling and billiards center, new pool events center; 4) an increase in patio space; 5) 3 level, 250 space valet parking structure located between Maule Avenue and the pool events center; and 6) overall reduction of 40,351 square feet of landscape area.

The proposed valet parking structure will have a minimum setback of 37 feet from the south property line along Maule Avenue. Due to the lower on-site grade, the top of the structure will only be 18 feet above the grade of Maule Avenue. There will be more than adequate parking for Phase 2 of the proposed development, and a timeline for Phase 2 has not been disclosed. The second design review is to allow tandem parking spaces within the new 3 level, 250 space valet parking structure. The total number of tandem spaces is approximately 142. The locked in Title 29 Development Code does not allow tandem parking spaces, therefore, any deviation from the established parking standards requires a design review.

Durango Casino & Resort is requesting outdoor live entertainment in conjunction with a proposed pool events center. The new pool events center will be in the existing pool area in the southwest portion of the site. The building where the live entertainment is proposed is designed to face the pool instead of public right-of-way or nearby residential uses. This site is part of the original Rhodes Ranch Major Project, and the locked in Development Code in place is Title 29. Within the locked in Title 29, there is no minimum separation between outdoor live entertainment and any residential use. Live entertainment is permitted as an ancillary use in the H-1 zone in conjunction with a resort hotel. The 2 nearest residential uses to the proposed live entertainment are: 1) 737 feet to the existing single-family residential use to the west; 2) 360 feet to the existing multi-family residential use to the south, which is on the south side of Maule Avenue.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0225:

#### Comprehensive Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Traffic study and compliance.

#### Applicant's Justification

The applicant requests an additional 4 years to commence construction on Phase 2 of the existing Durango Casino & Resort. Phase 1 of the resort opened in December 2023. Due to the size and scope of the project, the applicant requests additional time to commence Phase 2 as approved by UC-23-0225. In order to allow adequate circulation at the property during the Phase 2 construction, the applicant desires to construct an additional parking garage (approved via DR-24-0220) before beginning Phase 2. This garage is currently under construction, states the applicant.

### Prior Land Use Requests

| Application Number        | Request  | Action          | Date          |
|---------------------------|--|-----------------|---------------|
| DR-24-0220                | Expansion and modification to the existing resort hotel, includes an additional parking garage                               | Approved by BCC | July 2024     |
| UC-23-0225                | Live entertainment and design reviews for a minor expansion of the resort hotel and tandem parking spaces                    | Approved by BCC | June 2023     |
| DR-22-0581                | Comprehensive signage and lighting plan for a resort hotel/casino  | Approved by BCC | December 2022 |
| VS-21-0449                | Vacated and abandoned right-of-way   | Approved by BCC | February 2022 |
| ET-21-400117 (UC-0726-08) | Fifth extension of time for a resort hotel/casino with accessory retail and commercial uses                                  | Approved by BCC | October 2021  |
| UC-21-0387                | Final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures | Approved by BCC | October 2021  |
| VS-21-0388                | Vacated and abandoned easements and rights-of way  | Approved by BCC | October 2021  |
| ET-18-400190 (UC-0726-08) | Fourth extension of time for a resort hotel/casino with accessory retail and commercial uses                                 | Approved by BCC | October 2018  |
| UC-0726-08 (ET-0073-15)   | Third extension of time for a resort hotel/casino with accessory retail and commercial uses                                  | Approved by BCC | November 2015 |
| UC-0726-08 (ET-0082-13)   | Second extension of time for a resort hotel/casino with accessory retail and commercial uses                                 | Approved by BCC | October 2013  |
| UC-0726-08 (ET-0134-10)   | First extension of time for a resort hotel/casino with accessory retail and commercial uses                                  | Approved by BCC | October 2010  |

### Surrounding Land Use

|       | Planned Land Use Category   | Zoning District (Overlay) | Existing Land Use  |
|-------|---|---------------------------|--|
| North | Entertainment Mixed-Use   | RS20, CG, & IP            | CC 215 Beltway, distribution center, & Ikea store  |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use | C-2 (PC) & CR             | Retail uses, multi-family residential development, & single-family residential subdivision |
| East  | Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)               | U-V & RM32                | Uncommons mixed-use development (offices, retail, & multi-family) & undeveloped            |
| West  | Entertainment Mixed-Use   | H-1 (PC)                  | Future expansion area for Durango Casino   |



## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

### **Analysis**

#### **Comprehensive Planning**

Title 29 standards of approval for an extension of time state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. The existing resort hotel has been operating since December 2023. UC-23-0225 for Phase 2 of the project was approved on June 21, 2023, with the condition of 2 years to commence. No building permits related to Phase 2 of the existing Durango Casino & Resort have been issued. Staff finds circumstances haven't changed to an extent to warrant denial of a first extension for Phase 2, and that approving the request will not cause adverse effects on surrounding properties. No progress has been made on obtaining permits for Phase 2; therefore, staff recommends a 2 year extension of time to commence Phase 2.

#### **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 29, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until September 3, 2027, to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No objection.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** NP DURANGO, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, &  
SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT







# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400082 (UC-23-0225)

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

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

Date: 8/12/2025

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. N/A Time:       

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 a.m.

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

### 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>



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-05-601-035

PROPERTY ADDRESS/ CROSS STREETS: 6915 S. Durango Drive

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time UC-23-0225

### PROPERTY OWNER INFORMATION

NAME: NP Durango LLC

ADDRESS: 1505 South Pavilion Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: NA

CELL NA

EMAIL: NA

### APPLICANT INFORMATION (must match online record)

NAME: NP Durango LLC

ADDRESS: 1505 South Pavilion Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # NA

TELEPHONE: NA

CELL NA

EMAIL: NA

### CORRESPONDENT INFORMATION (must match online record)

NAME: Brownstein Hyatt Farber Schreck - Attn: Rebecca Miltenberger

ADDRESS: 100 N. City Parkway; Suite 1600

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 176001

TELEPHONE: 702-464-7052

CELL N/A

EMAIL: rmiltenberger@bhfs.com

\*Correspondent will receive all communication on submitted application(s).

(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)\*

Jeffrey T. Welch - Authorized Officer

Property Owner (Print)

6/18/25

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

June 20, 2025

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

**VIA HAND DELIVERY**

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

RE: Justification Letter – Durango Station (Extension of Time – UC-23-0225)  
APN 176-05-601-035

**To Whom It May Concern:**

Our office represents NP Durango, LLC, a Nevada limited liability company (the "Applicant"), owner and operator of the Durango Casino & Resort located on Clark County Assessor Parcel Number ("APN") 176-05-601-035 (the "Property"). The Applicant hereby requests a first extension of time for UC-23-0225 to allow a four (4) year extension of time to commence construction on Phase 2 of a previously approved resort hotel/casino with ancillary uses and structures (the "Project").

By way of background, the existing Commercial Resort zoning (previously H-1) for the entirety of the Property was approved by ZC-06-1282 in November 2006 with a subsequent modification approved in May 2008. However, portions of the Property were zoned H-1 and approved for a resort since January 1997. The most recent design of the Property was approved in October 2021 by UC-21-0387, with minor modifications to Phase 2 approved in July 2023 by UC-23-0225 and an additional garage approved in July 2024 by DR-24-0220. Phase I of the Property opened in December 2023. Construction of the additional garage is in progress as of the date of this application.

In order to allow for adequate circulation at the Property during the construction of Phase 2, the Applicant desires to complete construction of the additional garage prior to commencing construction of Phase 2. Due to the size of the Project and the scope of the permits to be acquired for Phase 2, the Applicant desires to obtain a four year extension of time for Phase 2 as approved by UC-23-0225.

We appreciate your consideration, and please do not hesitate to contact me if you require additional information.

Sincerely,



Rebecca L. Miltenberger  
Enclosures