



## Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 30, 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](mailto: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](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  
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair  
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for June 9, 2026. (For possible action)
- IV. Approval of the Agenda for June 30, 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-26-0142-GALLERIA CENTER, LLC: HOLDOVER USE PERMIT** for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) 07/07/26 PC
2. **SDR-26-0312-LVWS CIMARRON, LLC SIGN DESIGN REVIEWS** for the following: 1) increase the area of project entrance signs; and 2) increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/rr/cv (For possible action) 07/21/26 PC
3. **UC-26-0303-VISIBLE NOISE, LLC: USE PERMIT** for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action) 07/21/26 PC
4. **UC-26-0330-AKA SPANISH VISTA, LLC: USE PERMIT** to allow personal services within an existing office building on 3.99 acres in a CP (Commercial Professional) Zone. Generally located south of Tropicana Avenue and west of Durango Drive within Spring Valley. JJ/dd/cv (For possible action) 07/21/26 PC

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

VII. General Business

1. None.

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

- IX. Next Meeting Date: July 14, 2026.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
<https://notice.nv.gov>





# Spring Valley Town Advisory Board

JUNE 9, 2026

## MINUTES

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|                 |                                                                                                             |                                                                            |
|-----------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Board Members:  | Randal Okamura, Chair <b>PRESENT</b><br>Kriselle Gabriel <b>PRESENT</b><br>Justine McDowell, <b>PRESENT</b> | Matthew Tramp, Vice Chair <b>PRESENT</b><br>Patrick Dierson <b>PRESENT</b> |
| Secretary:      | Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@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

**Lorena Phegley**, 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 **May 26, 2026**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **June 9, 2026**, and Hold, Combine or Delete Any Items (For possible action)

**HOLD APPLICATION UC-26-0302 Until July 28, 2026, Spring Vallely Town Board meeting**

Motion by: Matthew Tramp

Action: **APPROVE** after tabling item 3 until July 28<sup>th</sup> Town Board meeting

Vote: 5-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **UC-26-0301-COUNTY OF CLARK(AVIATION) & MAJESTIC E J M ARROYO V, LLC LEASE:**

**USE PERMIT** for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley. MN/rr/kh (For possible action)07/07/26 BCC

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 5-0/Unanimous

2. **ET-26-400048 (TM-23-500071)-PN II, INC.:**

**TENTATIVE MAP FIRST EXTENSION OF TIME** consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action) 07/08/26 BCC

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 5-0/Unanimous

- 3 **UC-26-0302-RDXNWP, LLC:**

**USE PERMIT** to allow outdoor storage.

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

**DESIGN REVIEW** for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) 07/08/26BCC

Motion by: **Randy Okamura**

Action: **HOLD until 07/28/26 meeting**

Vote: 5-0/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: June **30, 2026**

X Adjournment

Motion by: Randy Okamura

Action: **ADJOURN** meeting at 6:12 p.m.

Vote: 5-0/Unanimous



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**HOLDOVER USE PERMIT** for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone.

Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-25-110-006 through 163-25-110-008 ptn

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5765 W. Tropicana Avenue, 5785 W. Tropicana Avenue, & 5795 W. Tropicana Avenue
- Site Acreage: 1.74
- Project Type: Banquet facility
- Square Feet: 1,445 (proposed banquet facility lease space)
- Parking Required/Provided: 6 (proposed banquet facility)/99 (entire commercial center)

**Site Plans**

The plans depict a commercial center with access points along Tropicana Avenue to the north and Duneville Street to the west. The proposed banquet facility will occupy an existing suite within the in-line building located along the southern portion of the commercial center. The subject building shares cross access and parking with 2 other pad site buildings that front Tropicana Avenue. No changes are proposed to the site. The applicant is seeking a use permit to allow for a banquet facility within 200 feet of residential uses to the east.

**Elevations & Floor Plan**

The photos show a 1 story retail building with a concrete tile roof. The stucco exterior is painted and includes pop-outs, columns, and glass store front windows. The 1,445 square foot lease space will include a lobby area, open seating area, restrooms, and a storage room.

#### Applicant's Justification

The applicant states the banquet facility operates as a reservation-only private event venue, with a maximum occupancy limited to 60 people. The venue is designed for milestone celebrations and intimate gatherings including baby showers, birthday parties, graduations, bridal showers, and similar private events. The business does not operate as a nightclub, bar, or public entertainment venue, hookah lounge, or continuous-service restaurant. There are no walk-in customers, no ticketed public events, and no open public gatherings. All events are pre-scheduled and occur entirely within the enclosed tenant space. The site has ample parking for all existing uses and for the proposed banquet facility. The proposed use will not have amplified sound, no exterior queueing or outdoor gathering; therefore, it will have minimal impact.

#### **Prior Land Use Requests for APN 163-25-110-006 (northwest corner)**

| <b>Application Number</b> | <b>Request</b>                                                         | <b>Action</b>  | <b>Date</b>   |
|---------------------------|------------------------------------------------------------------------|----------------|---------------|
| UC-21-0604                | Use permit for a proposed supper club                                  | Approved by PC | December 2021 |
| UC-18-0316                | Use permit to reduce the separation of a tavern from a residential use | Approved by PC | June 2018     |
| UC-1417-03                | Use permit for live entertainment with a restaurant                    | Approved by PC | November 2003 |

#### **Prior Land Use Requests for APN 163-25-110-007 (northeast corner)**

| <b>Application Number</b> | <b>Request</b>                                                                                                         | <b>Action</b>   | <b>Date</b>   |
|---------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| UC-19-0750                | Use permit for a retail cannabis store                                                                                 | Withdrawn       | December 2019 |
| UC-19-0749                | Use permit for a retail cannabis store                                                                                 | Withdrawn       | November 2019 |
| UC-0379-17                | Use permit for a retail cannabis store in conjunction with an existing dispensary                                      | Approved by BCC | June 2018     |
| UC-0356-14                | A medical cannabis establishment (dispensary) located just north of the subject building within the same retail center | Approved by BCC | June 2014     |

#### **Prior Land Use Requests for APN 163-25-110-008 (southern parcel)**

| <b>Application Number</b> | <b>Request</b>                                               | <b>Action</b>   | <b>Date</b>  |
|---------------------------|--------------------------------------------------------------|-----------------|--------------|
| UC-18-0208                | Use permit for hookah lounge                                 | Approved by PC  | May 2018     |
| UC-0187-12                | Use permit for a convenience store and check cashing service | Approved by BCC | June 2012    |
| UC-10-0414                | Use permit for a convenience store                           | Approved by PC  | October 2010 |

### Surrounding Land Use

|       | Planned Land Use Category                                                            | Zoning District | Existing Land Use                     |
|-------|--------------------------------------------------------------------------------------|-----------------|---------------------------------------|
| North | Corridor Mixed-Use (less than 18 du/ac)                                              | CG              | Manufactured home park                |
| South | Corridor Mixed-Use (less than 18 du/ac)                                              | CG              | Mini-warehouse development            |
| East  | Urban Neighborhood (greater than 18 du/ac)                                           | RM32            | Multi-family residential development  |
| West  | Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (less than 18 du/ac) | CG & RM32       | Shopping center & condominium complex |

### 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 reduction to residential separation for the proposed banquet facility requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. There is an existing multi-family residential use, approximately 51 feet to the eastern property line. Staff finds that the multi-family residential ingress/egress drive aisle with mature landscaping buffers the nearest multi-family residential building to the east, which is approximately 159 feet from the proposed banquet facility. Although the proposed banquet facility is compatible with existing uses within the commercial center, staff finds the request does not support Goal SV-1 of the Master Plan, which encourages the protection of existing neighborhoods in Spring Valley while providing opportunities for complementary uses. Therefore, staff cannot support the request.

#### Staff Recommendation

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- No comment.

### **Fire Prevention Bureau**

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

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

- Applicant is advised that 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:** Spring Valley - denial.

**APPROVALS:** 3 cards

**PROTESTS:** 2 cards, 1 letter

**PLANNING COMMISSION ACTION:** April 21, 2026 – HELD – To 05/05/26 – per the Planning Commission.

**PLANNING COMMISSION ACTION:** May 5, 2026 – HELD – To 06/02/26 – per the Planning Commission.

**PLANNING COMMISSION ACTION:** June 2, 2026 – HELD – To 07/07/26 – per the Planning Commission for the applicant to return to the Spring Valley Town Board.

**APPLICANT:** REBECCA K. MAHAN

**CONTACT:** REBECCA MAHAN, WOW PARTY DÉCOR LLC, 5795 W. TROPICANA AVENUE, LAS VEGAS, NV 89118

## 07/21/26 PC AGENDA SHEET

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-26-0312-LVWS CIMARRON, LLC**

**SIGN DESIGN REVIEWS** for the following: 1) increase the area of project entrance signs; and 2) increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley.  
MN/rr/cv (For possible action)

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**RELATED INFORMATION:****APN:**

176-09-501-014

**SIGN DESIGN REVIEWS:**

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

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

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

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

### Signage Plans

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

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

### Applicant's Justification

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

### Prior Land Use Requests

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

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

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

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

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

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

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** YC SIGNS

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

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SDR-26-0312

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

TAB/CAC: Spring Valley TAB 6:00 pm

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

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
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**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
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- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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State Route 160, Mountain Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
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Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

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Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
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Searchlight Community Center  
200 Michael Wendell Way, Searchlight

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Carmen Hayes  
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Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100400

ASSESSOR PARCEL #(s): 17609501014

PROPERTY ADDRESS/ CROSS STREETS: 8147 W WARM SPRINGS RD

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

NAME: LV Rainbow LLC

ADDRESS: 6655 S Eastern Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-214-9837

CELL

### APPLICANT INFORMATION (information must match online application)

NAME: YC SIGNS LLC / YANELKIS CARROZA

ADDRESS: 3401 SIRIUS AVE UNIT 19

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-606-8627

CELL

ACCELA REFERENCE CONTACT ID # 164777

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

NAME: YC SIGNS LLC / YANELKIS CARROZA

ADDRESS: 3401 SIRIUS AVE UNIT 19

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-606-8627

CELL

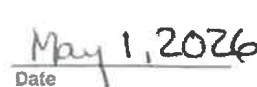
ACCELA REFERENCE CONTACT ID # 16477

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

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

  
Property Owner (Signature)

  
Property Owner (Print)

  
Date

To Whom It May Concern,

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

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

The modifications requested are as follows:

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Yanelkis Carroza



07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0303-VISIBLE NOISE, LLC:**

**USE PERMIT** for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

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

---

RELATED INFORMATION:

**APN:**

163-34-412-001 through 163-34-412-027

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6415 S. Tenaya Way
- Site Acreage: 5.31
- Project Type: Esports Tournaments
- Square Feet: 8,301 (proposed recreational/entertainment facility)
- Parking Required/Provided: 160/296

**Site Plan**

The site plan shows an office/warehouse complex with 3 main buildings located on the east, west, and south sides of the property. The proposed recreational/entertainment facility is in the western building, occupying 2 suites. Access to the complex is provided from Tenaya Way to the east.

**Landscaping**

No changes to landscaping are required or proposed with this application.

**Elevations**

The photos show a 2 story commercial building finished in light-colored stucco with decorative trim. It features large multi-pane windows, fabric awnings, and small balcony elements.

### Floor Plans

The floor plans show a 2 story building with a recreational facility. The first floor features an open layout designed for multiple computer and gaming stations, along with restrooms, storage rooms, and support spaces. The second floor includes additional open gaming areas, meeting or office space, restrooms, and storage.

### Applicant's Justification

The applicant is requesting a special use permit to operate a private, invitation-only esports and digital-creation facility hosting supervised events such as tournaments and studio sessions. Events will have 20–220 invited attendees, occur 2–6 times per month between 9:00 a.m. and 9:00 p.m., and will not allow walk-ins. All guests will be shuttled from off-site locations to avoid parking impacts, and operations will follow strict safety, access, and conduct policies. The applicant states the use will remain low-impact, fully supervised, and compatible with the surrounding neighborhood.

### Prior Land Use Requests

| Application Number           | Request                                                                                             | Action          | Date          |
|------------------------------|-----------------------------------------------------------------------------------------------------|-----------------|---------------|
| WC-400062-08<br>(ZC-2154-04) | Waiver of condition of a zone change for a warehouse complex                                        | Approved by BCC | April 2008    |
| TM-500256-07                 | Tentative map for a commercial/industrial condominium                                               | Approved by PC  | October 2007  |
| WS-0232-07                   | Waiver of development standard, waiver of conditions, design review for an office/warehouse complex | Approved by BCC | April 2007    |
| ZC-1698-06                   | Zone change from R-E (AE-65) to M-D (AE-65)                                                         | Approved by BCC | January 2007  |
| ZC-2154-04                   | Design review and zone change for a warehouse complex                                               | Approved by BCC | March 2005    |
| ZC-1355-02                   | Use permit and zone change for a detached single family residential planned unit development        | Denied by BCC   | February 2005 |
| VS-0371-01                   | Vacation and abandonment of an easement                                                             | Approved by PC  | June 2001     |
| VS-1747-99                   | Vacation and abandonment of an easement                                                             | Approved by BCC | February 2000 |

### Surrounding Land Use

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use              |
|--------------|---------------------------|---------------------------|--------------------------------|
| North        | Business Employment       | IP (AE-60)                | Office/warehouse               |
| South & West | Business Employment       | IP & CG (AE-60)           | undeveloped                    |
| East         | Business Employment       | GC & IP (AE-60)           | Office/warehouse & undeveloped |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****Use Permit**

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

The use is fully contained within an existing office/warehouse building and requires only interior improvements, resulting in no changes to the exterior or site circulation. Because the facility does not allow walk-ins, does not include exterior activity, and operates only for limited scheduled events, the overall intensity remains low for the district. The request supports Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Policy SV-1.5 by promoting small business development, economic diversification, and appropriate siting within established employment areas. Additionally, the site has ample parking spaces for the entire complex. For these reasons, staff can support this request.

**Staff Recommendation****Approval.**

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

- 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:** VISIBLE NOISE, LLC

**CONTACT:** DIONICIO GORDILLO, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134



# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** UC-26-0303

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

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

Date 6/30/2026

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: 7/21/2026 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: \_\_\_\_\_ 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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715 Gretta Lane, Indian Springs

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Regional Government Center  
101 Civic Way, Laughlin

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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  
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Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102052

ASSESSOR PARCEL #(s): 163-34-412-020 & -025

PROPERTY ADDRESS/ CROSS STREETS: 6415 S Tenaya Way Suite 110 & Suite 135

## DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for a Recreational/Entertainment Facility consisting of a personal computer (PC) gaming and non-adult use digital creation facility used for people playing video games. The facility would consist of an advanced, supervised, controlled-access environment for competitive gaming, gaming digital content creation/collaboration, and small-scale spectator events where the PC gamers can be viewed live. Participation is strictly invitation-based; no walk-in public access is permitted. Occupants consist of gamers, spectators, and staff that would be invited to the events

## PROPERTY OWNER INFORMATION

NAME: Visible Noise, LLC

ADDRESS: PO Box 20310 #56448

CITY: Cheyenne

STATE: WY

ZIP CODE: 82003

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

## APPLICANT INFORMATION (information must match online application)

NAME: Visible Noise, LLC

ADDRESS: PO Box 20310 #56448

CITY: Cheyenne

STATE: WY

ZIP CODE: 82003

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # N/A

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

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

\*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.

Brandon Chez  
Property Owner (Signature)\*

Brandon Chez  
Property Owner (Print)

01/26/2026  
Date

February 17, 2026

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

**RE: Special Use Permit for a Recreational/Entertainment Facility (APN: 163-34-412-020 & -025)  
6415 S Tenaya Way Suite 110 & Suite 135**

On behalf of Visible Noise, LLC, we are requesting a special use permit for a recreational/entertainment facility consisting of a proposed personal computer (PC) gaming and non-adult use digital creation facility used for people playing video games. The facility would consist of a limited scale, advanced, supervised, controlled-access environment for competitive gaming, gaming digital content creation/collaboration, and small-scale spectator events where the PC gamers can be viewed live. Participation is strictly invitation-based; no walk-in public access is permitted. Occupants consist of gamers, spectators, and staff that would be invited to the events. The subject site is on a portion of 5.3 acres, zoned IP (Industrial Park), and located on the west side of Tenaya Way, 330 feet north of Sunset Road.

The proposed facility requires a special use permit in an IP zoning district. The request is entirely consistent with the intent of the IP zoning district and Business Employment (BE) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The IP district is established to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office. The BE category lists primary land uses, in part, as a mix of office, warehouse/flex space, technology, and light industry. Supporting land uses of the BE category are listed, in part, as small scale commercial services, such as athletics clubs and other similar uses.

### **Special Use Permit**

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with surrounding uses and characteristics of development. Therefore, the special use permit procedure provides a mechanism for the County to evaluate the proposed development and land uses. This procedure is intended to ensure compatibility with surrounding areas.

The context of the site's location and proposed operational controls justifies this request. The site is immediately adjacent to a collector street and 300 feet from an arterial street with corresponding traffic generation and has cross access and shared parking with the larger commercial development on the remaining portion of the site. The properties to the north, east, south, and west are also planned for Business Employment (BE) and zoned for either IP or CG. Therefore, the request is entirely consistent and compatible with the immediate area.

### **Nature of Use and Events**

The facility will be utilized exclusively for scheduled, private events and studio-based activities. Typical uses include esports tournaments, influencer meetups, and studio recording sessions. The facility is not open to the general public. All events are preplanned, ticketed or invitation-only, and managed by trained event operations staff.

## **Overall Project Description:**

The proposed facility is creating an advanced, controlled-access environment for competitive gaming, gaming digital content creation, and small-scale spectator events where the PC gamers can be viewed live. Participation is strictly invitation-based; no walk-in public access is permitted. They would have from a minimum of (20) to a maximum of (220) occupants combining gamers/spectators/staff that would be invited to their events. There will be a minimum of two events a month to a maximum of six events a month. This facility would be open between the hours of 9:00 a.m. to 9:00 p.m. during the days needed for events only as this space will not be open most of the time and only used for certain events being at most six per month. The interior space will feature computer gaming stations, video game content creation rooms, safe social lounges, and limited gaming spectator viewing areas. They will have food/drinks for their guests from a third party vendor during these events. There will be NO exterior construction, alterations, or added signage of any kind. All improvements are strictly interior, ensuring that the appearance and impact on surrounding properties remain unchanged and unaffected. The building's exterior will maintain its existing appearance (see attached pictures), preserving the neighborhood's character and avoiding any disruption to nearby businesses or residents.

## **Interior Improvements Only:**

The remodel consists of only interior upgrades designed to support a state-of-the-art esports environment. Enhancements include:

- Installation of advanced technology throughout the interior of the facility
- Creation of small stages for competitive gaming
- Addition of large LED screens for spectators to enjoy and follow tournaments
- Enhanced lighting, sound, and digital production infrastructure

All activities are fully indoors with sound-mitigating construction. Also, all gamers wear gaming headphones when they play which can create a quiet space during the live tournament. These improvements will create a safe, vibrant, and modern environment without affecting the building's exterior footprint, traffic pattern, or visual presence to the public on the outside.

## **Community Benefits:**

The facility offers a safe, supervised environment where kids, teens, and adults can play games with friends, engage in gaming digital media creation, and participate in tournaments. This provides a positive alternative to unsupervised recreation and supports skill development in technology and teamwork.

## **Parking and Transportation Management**

Due to limited on-site parking availability and the property's location, the facility provides coordinated off-site transportation for attendees (see attached transportation shuttle agreement.) Guests are transported to and from the property from the Luxor Hotel and Casino or other designated Las Vegas Strip locations. On-site guest parking is not promoted or permitted during event operations. Transportation planning is intended to prevent congestion, reduce neighborhood impact, and ensure orderly ingress and egress.

## **Operational Oversight and Management Standards**

All events at the facility are operated and managed in accordance with the established policies and procedures currently in place at HyperX Arena at Luxor, a regulated, largescale esports and live event

venue on the Las Vegas Strip. These standards emphasize crowd control, guest conduct, safety, and coordination with security personnel.

## **Guest Conduct and Site Control Policies**

To ensure compliance with zoning expectations and to mitigate off-site impacts, the following policies are strictly enforced:

- **No Loitering:** Loitering on or around the exterior of the property is prohibited. Guests are admitted only during scheduled event times and must remain within the facility's designated interior areas.
- **Controlled Entry and No Re-Entry:** Re-entry is not permitted during client or ticketed events. Once a guest exits the facility, re-admission is not allowed.
- **Guest Etiquette:** All attendees are required to comply with posted facility rules, staff instructions, and standard conduct expectations. Disorderly, disruptive, or unsafe behavior is not permitted.
- **Enforcement and Removal:** Visible Noise personnel reserve the right to deny entry or remove any individual who fails to comply with facility policies. Violations may result in immediate expulsion from the property to maintain compliance, safety, and order.

These policies are communicated in advance of events, reinforced upon arrival, and actively enforced by on-site staff and security.

## **Commitment to Zoning Compliance**

Visible Noise, LLC is committed to operating the property in a manner consistent with Clark County zoning regulations, with particular attention to traffic management, parking limitations, noise control, and neighborhood compatibility. The facility use is structured to remain low-impact, controlled, and compliant at all times.

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

Sincerely,



4

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0330-AKA SPANISH VISTA, LLC:**

**USE PERMIT** to allow personal services within an existing office building on 3.99 acres in a CP (Commercial Professional) Zone.

Generally located south of Tropicana Avenue and west of Durango Drive within Spring Valley.  
JJ/dd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-29-501-007

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4955 Durango Drive
- Site Acreage: 3.99
- Project Type: Personal services (Pilates)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,795
- Parking Required/Provided: 146/281

Site Plan

The plans depict an existing office building on the southwest corner of Tropicana Avenue and Durango Drive. Access to the site is provided via one driveway on each of the adjacent streets. The proposed personal services use will occupy Suites 108 through 111 located within the northeastern corner of the building.

Landscaping

No changes to the existing landscaping are proposed or required with this request.

Elevations

Photos of the existing building depict it as being a maximum of 22 feet high, with each building face featuring a mix of concrete panels, painted stucco, and storefront glass windows and doors. No changes are proposed or required to the existing elevations.

### Floor Plans

The floor plans depict suites 108 through 111 for a total of 3,795 square feet, located on the northeast corner of the existing building, which will be converted to a personal services use. There are multiple entrances to the suites on the north and east faces of the building.

### Applicant's Justification

The applicant states that the new use is consistent with the neighborhood and the nearby uses, and that there is sufficient parking at the site. The applicant also notes that the exterior of the building and the site landscaping will not be affected by the proposed use.

### Prior Land Use Requests

| Application Number | Request                                            | Action          | Date          |
|--------------------|----------------------------------------------------|-----------------|---------------|
| UC-20-0565         | Use permit for a place of worship                  | Approved by PC  | February 2021 |
| UC-20-0219         | Use permit for a place of worship                  | Approved by PC  | May 2020      |
| UC-0040-08         | Use permit for a dry cleaner                       | Approved by PC  | February 2008 |
| ZC-0760-98         | Zone change from R-E to C-P for an office building | Approved by BCC | July 1998     |

### Surrounding Land Use

|       | Planned Land Use Category                 | Zoning District (Overlay) | Existing Land Use         |
|-------|-------------------------------------------|---------------------------|---------------------------|
| North | Corridor Mixed-Use (up to 18 du/ac)       | CG                        | Shopping center           |
| South | Neighborhood Commercial                   | CP                        | Private school            |
| East  | Compact Neighborhood (up to 18 du/ac)     | RS5.2                     | Single-family residential |
| West  | Ranch Estate Neighborhood (up to 2 du/ac) | RS20                      | Single-family residential |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

#### **Use Permit**

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

Staff finds that the use is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. While the proposed personal services use increases the number of required parking spaces, there are still adequate spaces being provided. Therefore, staff can support this request.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

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

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

- 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:** GEORGE ROSS

**CONTACT:** GEORGE ROSS, DAPPER DEVELOPMENT, 7582 LAS VEGAS BOULEVARD SOUTH, SUITE 518, LAS VEGAS, NV 89123





# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0330

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

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

Date 6/30/2026

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: 7/21/2026 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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100694ASSESSOR PARCEL #(s): 163-29-501-007PROPERTY ADDRESS/ CROSS STREETS: 4955 South Durango Dr., Unit 108-111, Las Vegas, NV 89113

## DETAILED SUMMARY PROJECT DESCRIPTION

The business owner is applying for a Special Use Permit to allow a Pilates Studio in a Commercial Professional (CP) Zoning Classification.

## PROPERTY OWNER INFORMATION

NAME: AKA Spanish Vista, LLCADDRESS: 2 Pelican Point DriveCITY: Newport CoastSTATE: CAZIP CODE: 92657TELEPHONE: (949) 413-9934 CELL (949) 413-9934

## APPLICANT INFORMATION (information must match online application)

NAME: Ashley AnsuiniADDRESS: 7427DesertWildflowerCITY: LasVegasSTATE: NVZIP CODE: 89123TELEPHONE: (702)445-0924 CELL (702)445-0924 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: George RossADDRESS: 7582 Las Vegas Blvd. South, Suite 518CITY: Las VegasSTATE: NVZIP CODE: 89123TELEPHONE: (310) 487-0881 CELL (310) 487-0881 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)\*

AmenWardy

Property Owner (Print)

5/17/2026

Date

May 25, 2026

Clark County  
Comprehensive Planning/Zoning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

APN: 163-29-501-007

Re: Special Use Permit for a Personal Services Pilates Studio to allow non-employees to attend classes in a CP Zone at 4955 South Durango Drive, Las Vegas, NV 89113

Dear Planning/Zoning:

Please accept this letter and the accompanying documents as a formal request to open and operate a Pilates Studio at 4955 South Durango Drive, Las Vegas, NV 89113. Our request is for a Use Permit for a personal service (Pilates) to be used in a CP (Commercial Professional) zone.

The hours of operation will be Monday through Saturday from 6:00 am to 9:00 pm, and on Saturday & Sunday from 7:00 am to 7:00 pm.

Currently, this space is vacant, and will be completely remodeled with all new tenant improvements on the interior of the 3975 sq. ft. space of the 51,582 sq. ft. building. There is sufficient parking under the current code with 146 spaces required, and 281 spaces provided. The exterior of the building and the landscaping on site will remain the same.

This existing building is zoned CP, and a Pilates Studio is an allowed use on this commercial parcel, and the applicant feels that since other retail tenants have been granted a Use Permit in this building, then The Good Place Pilates Studio is consistent with the neighborhood and nearby uses.

Thank you for your time and consideration of this application.

Regards,

George Ross  
Game on Group  
7582 Las Vegas Blvd. South, Suite 518  
Las Vegas, NV 89123

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0305-BRITTON MARY HANNAH & FRAHM RICHARD HANS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate access gate setback; 2) allow a non-decorative wall; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Eldora Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-11-106-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the setback for an access gate on Torrey Pines Drive where a minimum of 20 feet is required per Section 30.04.04E.
2. Allow a non-decorative wall along Eldora Avenue (outside of the front setback) where walls shall be decorative per Section 30.04.03B.
3. Allow a second driveway where 1 driveway is allowed per Uniform Standard Drawing 222.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2677 S. Torrey Pines Drive
- Site Acreage: 0.45
- Project Type: Walls and gates

**Site Plan**

This plan depicts an existing single-family residence with access provided via Torrey Pines (east) Drive and Eldora Avenue (south); access is controlled through gates at each entry point. The access gate subject to this request is located along Torrey Pines Drive, the applicant is requesting to eliminate the gate setback where 20 feet is required per Title 30. A perimeter fence encloses the remaining portion of the front yard and connects to perimeter walls on the south, west, and north sides of the parcel. The wall/fence along Torrey Pines Drive, and the portion

along Eldora Avenue within the front setback, does not comply with code and it must be modified or removed to comply with the NPO-RNP overlay.

#### Landscaping

Landscaping is neither required nor a part of this request.

#### Elevations

The pictures provided show an existing sliding access gate that is black in color. Submitted photos show that there is an existing non-decorative perimeter fence. The bottom CMU portion of the fence has been modified to a maximum of 36 inches, and the top portion is constructed of black lateral wood panels. The CMU portion is non-decorative, and the top half of the fence is not 50% open.

#### Applicant's Justification

The applicant states that a reduced setback for access gates is needed to align with the existing fence that has been in place for 20 years. This gate creates a safe environment for the applicant and their family members to enjoy the comfort of their residence. Additionally, it provides an aesthetically pleasing environment by creating a unified neighborhood frontage.

#### Prior Land Use Requests

| Application Number | Request                                                       | Action          | Date          |
|--------------------|---------------------------------------------------------------|-----------------|---------------|
| ZC-0613-10         | Zone change from R-E to R-E (RNP-I)                           | Approved by BCC | February 2011 |
| SC-0273-97         | Street name change from Eldora Avenue/Street to Eldora Avenue | Approved by PC  | March 1997    |

#### Surrounding Land Use

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

#### Clark County Public Response Office (CCPRO)

There is an active violation (CE25-09457) for building a wall without permits.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Comprehensive Planning

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff finds that the applicant has sufficient space to construct the access gates in accordance with Title 30 standards. The applicant has not provided a justification as to why the gate cannot be set back to meet code. Staff does not support this request.

#### Waiver of Development Standards #2

Staff finds that this subject wall has been constructed without permits. Walls adjacent to a right-of-way need to be decorative to create an aesthetically pleasing environment. The applicant has not provided any reasoning as to why a textured finish could not be added to the existing wall. It is for these findings that staff cannot support the request.

#### **Public Works – Development Review**

##### Waiver of Development Standards #3

Staff finds that allowing two driveways would be excessive and would create conflicts between vehicles and pedestrians as the applicant is trying to enter and exit the site. The existing driveway provides adequate access, and no justification has been provided for a second access point. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

- The building permit for the gates and walls shall not be issued until the non-compliant fences and walls are removed or appropriately modified to comply with Title 30;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include the intersection on the southeast corner of the parcel at Torrey Pines Drive and Eldora Avenue;
- Applicant to remove anything over 24 inches located within the sight visibility zones.

**Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARY BRITTON

**CONTACT:** MARY BRITTON, 2677 S. TORREY PINES DRIVE, LAS VEGAS, NV 89146



# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** WS-26-0305

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

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

Date 6/30/2026

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: 7/21/2026 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: n/a Time: n/a

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.
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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**
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## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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 # 25-101781

ASSESSOR PARCEL #(s): 163-11-106-009

PROPERTY ADDRESS/ CROSS STREETS: 2677 S. Torrey Pines Dr/ Torrey Pines Drive and Eldora Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

Installation and use of driveway access gate along Torrey Pines Drive

## PROPERTY OWNER INFORMATION

NAME: Mary Britton

ADDRESS: 2677 S. Torrey Pines Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-335-3406 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Mary Britton

ADDRESS: 2677 S. Torrey Pines Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-335-3406 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Mary Britton

ADDRESS: 2677 S. Torrey Pines Dr

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-335-3406 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.

Mary Britton  
Property Owner (Signature)\*

Mary Britton  
Property Owner (Print)

1/16/2026  
Date

**Justification - Gate along Torrey Pines (163-11-106-009)**

I am requesting approval to install a gate at the entrance of my driveway. My property sits on the corner of Torrey Pines and Eldora. I have an L-shaped driveway with one access point on Torrey Pines and one access point on Eldora. I am asking that I be able to install a gate on both sides. The gates are to promote safety for my property and family and fit in with the esthetic of the neighborhood.

This project aligns with Clark County land use and zoning regulations in that the gates would be installed along the same line as existing block walls on the property. All residences along Torrey Pines are lined up at the same location. All gates are in line with each other. My gate would be along that same line, over 29 feet set back from Torrey Pines, at my property line. The gate on the Eldora side would run along the block wall that encases the backyard and is over 18 feet from Eldora. The gate locations allow vehicles to fully clear the roadway before stopping, allowing for safe operation.

The reason for my application is that there is some question surrounding the location of the gate facing Torrey Pines. I have no intention of adjusting the location of the block wall that has been in place for over 20 years. The gate would be at the same distance from Torrey Pines as all other properties on the street. By adding gates to my property, I am meeting the esthetic of the other houses in the neighborhood. The gates would also build a safer environment for my property and family. With cars moving faster and faster each day along Torrey Pines, the gate would assist in providing a barrier between my family and any potential harm caused by a traffic incident.

The necessity of this project lies in the uniformity and desirable appeal added to the street. It benefits the community by presenting a united front and I believe increased the property value. Therefore, I am requesting a waiver of development standards to eliminate the setback for an access gate where 20 feet are the minimum required per section 30.04.04E.

Respectfully,

Mary Britton