



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 8, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura, Chair
Kriselle Gabriel
Justine McDowell

Matthew Tramp, Vice Chair
Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for August 25, 2026. (For possible action)
- IV. Approval of the Agenda for September 8, 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)

Grandparents Day Celebration, Thursday, September 10, 5pm-7pm, West Flamingo Senior Center (6255 W. Flamingo Rd.) Questions 702-455-7742. Food , Music, Lawn Games.

Kickball Tournament and Grill-Off Challenge at Desert Bree Baseball Complex 4pm-7pm Saturday, September 12, 2026, between the Metropolitan Police Department, Clark County Fire Department, Parks and Recreation and Veterans Association of Real Estate Professionals. Car show prior to the Kickball Tournament, free food while supplies last, music, games, activities and face painting.

Fall Festival, Music, Crafts and Food: Beer Garden, Saturday, October 3, 20026, 2pm – 4pm. Laurlwood Park 4300 New Castle Rd. For Purchase Ages 21, Questions? 702-455-3535.

Applications are available for appointments by the Clark County Board of Commissioners to serve on the Spring Valley Town Board for a two-year (2-year) term beginning January 2027.

VI. Planning and Zoning

1. **PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action) **10/06/26PC**
2. **ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action) **10/06/26PC**
3. **VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/rr/kh (For possible action) **10/06/26PC**

4. **UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action) **10/06/26PC**

5. **ZC-26-0515-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
ZONE CHANGE to reclassify 2.33 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley (description on file). JJ/rk/kh (For possible action) **10/07/26 BCC**

6. **VS-26-0517-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and Patrick Lane and Post Road; and a portion of a right-of-way being Fort Apache Road located between Patrick Lane and Post Road within Spring Valley (description on file). JJ/mh/kh (For possible action) **10/07/26 BCC**

7. **WS-26-0516-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for a proposed office development on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

8. **TM-26-500119-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
TENTATIVE MAP consisting of 1 commercial lot on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

VII. General

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: September 29, 2026.

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

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>

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

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres.

Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

163-19-402-006

EXISTING LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.86
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the Urban Neighborhood (UN) land use category proposed for the site is compatible with the surrounding area. Multi-family residential developments are commonly found along main arterials by existing commercial development and in close proximity to the I-215 Beltway. Urban Neighborhood (UN) land uses are already found at the intersection of Tropicana Avenue and Grand Canyon Drive. The proposed land use category will also support the existing commercial uses in the area. Additionally, the request will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0519	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
UC-26-0520	Use permits, waivers of development standards, and a design review for senior housing, assisted living, and congregate care in conjunction with a multi-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

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

The applicant requests a change from Compact Neighborhood (CN) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multifamily. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for the Urban Neighborhood (UN) land use category on the site is compatible with the surrounding area. A number of high-density multi-family residential developments exist along Tropicana Avenue, including an RM50 zoned multi-family residential development on the abutting property to the east and an RM32 zoned multi-family residential development farther east. Both the RM50 and RM32 zoning districts are conforming to the Urban Neighborhood (UN) land use category. Furthermore, higher density residential uses are appropriate on arterial

streets and near commercial uses. The request complies with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Bus stops are located nearby on Route #201 along Tropicana Avenue and Grand Canyon Drive, and commercial services are located nearby, including the adjacent CG zoned shopping center to the west. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

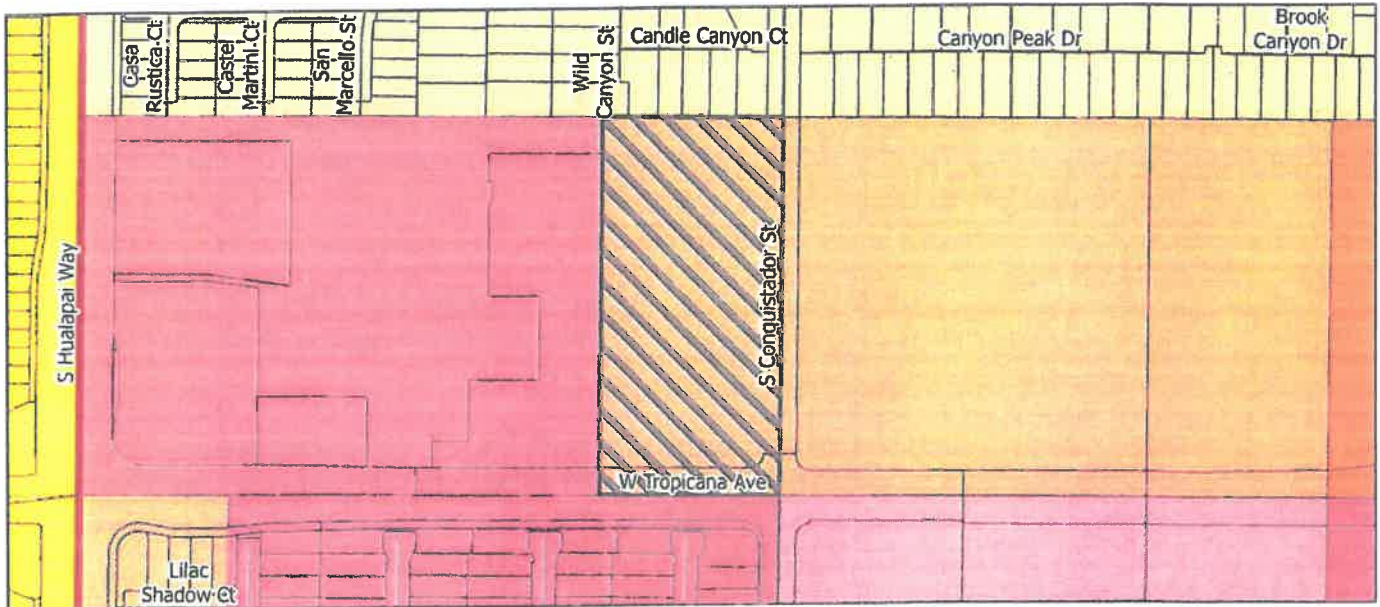
PROTEST:

APPLICANT: EDGEMARK DEVELOPMENT, LLC

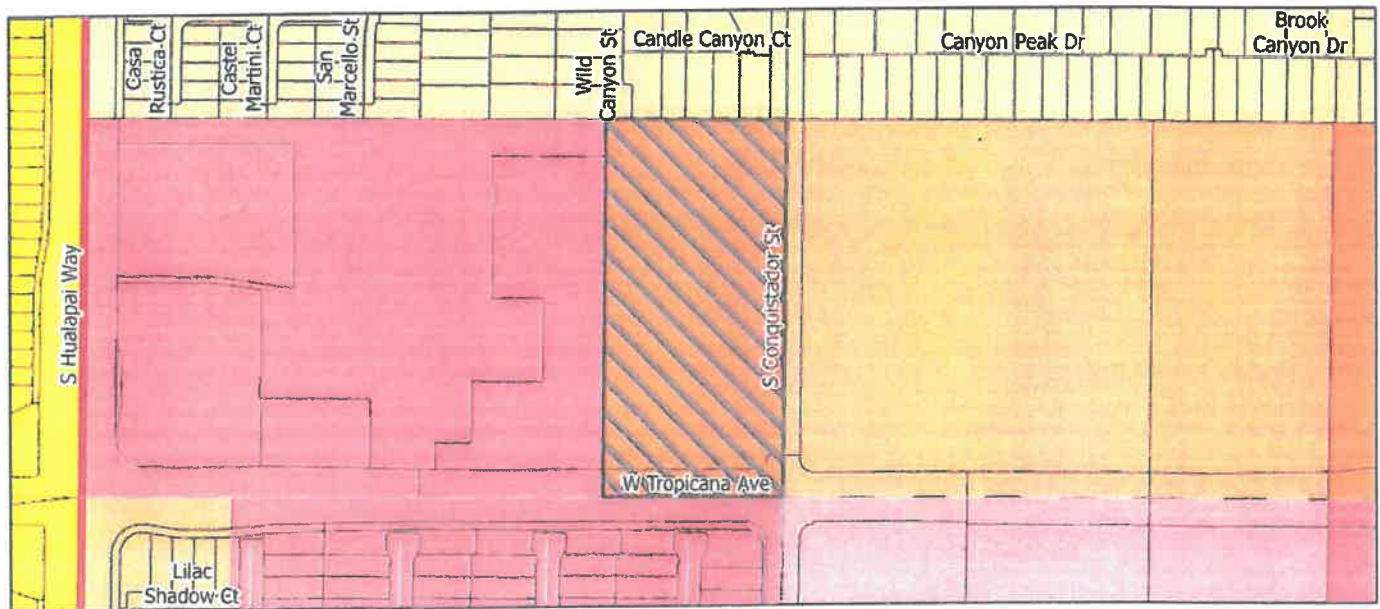
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700038

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Spring Valley Clark County, Nevada

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700038 & ZC-26-0518

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100816

ASSESSOR PARCEL #(s): 16319402006

PROPERTY ADDRESS/ CROSS STREETS: NWC Tropicana Ave/Conquistador St

DETAILED SUMMARY PROJECT DESCRIPTION

Independent living, assisted living, and memory care development.

PROPERTY OWNER INFORMATION

NAME: SHAHROKH TORANJI 2022 FAMILY TRUST

ADDRESS: 4351 PAVLOV AVE

CITY: San Diego

STATE: CA

ZIP CODE: 92122

TELEPHONE: N/A

CELL N/A

Full Title: SHAHROKH TORANJI, TRUSTEE OF THE SHAHROKH TORANJI 2022 FAMILY TRUST, dated March 22, 2022

APPLICANT INFORMATION (information must match online application)

NAME: Edgemark Development, LLC

ADDRESS: 2345 E 3rd Ave Ste 220

CITY: Denver

STATE: CO

ZIP CODE: 80206

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Ste 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927000

CELL 7026934205

ACCELA REFERENCE CONTACT ID # 289392

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

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

Shahrokh Toranj
Property Owner (Signature) (Trustee)

SHAHROKH TORANJI, 5/27/2026
Property Owner (Print) Trustee of the Date
Shahrokh Toranj 2022 Family Trst, dated March 22, 2022

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

July 7, 2026

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter – Master Plan Amendment*
Edgemark Development, LLC
APN: 163-19-402-006

To Whom It May Concern:

Please be advised this firm represents Edgemark Development, LLC (the “Applicant”) in the above referenced matter. The site is approximately 4.86 acres generally located north of Tropicana Avenue and west of Conquistador Street. The site is more particularly described as Assessor’s Parcel Numbers 163-19-402-006 (the “Site”). The Site has a planned land use designation of Compact Neighborhood (CN; allowing up to 18 dwelling units per acre) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is submitting a zone change to Residential Multi-Family 32 (RM32) along with a vacation and abandonment of a patent easement and existing right-of-way, special use permits, a design review and waivers of development standards for a senior housing, assisted living, and congregate care development concurrently with this request. The Applicant is requesting a master plan amendment to Urban Neighborhood (UN; allowing greater than 18 dwelling units per acre).

Master Plan Amendment

The request for a master plan amendment to UN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located in the Spring Valley Planned Land Use Area where commercial designations of Corridor Mixed-Use (CM) and Neighborhood Commercial (NC) along with residential designations of CN and UN line Tropicana Avenue. To the east of the Site there are CN and UN designations.

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

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

The Site is planned CN. CN is a high-density residential designation. The Applicant requests UN to allow a senior housing, assisted living, congregate care development. The proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals, where the Site is located:

- Goal 1.1 – Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.
- Goal 2.3 – All Clark County residents have access to high-quality health and social services they need.
- Goal 3.6 – Incorporate enhanced sustainability and resilience practices into the built environment.
- Goal SV-1 – Protect existing neighborhoods in Spring Valley while providing opportunities for growth and complementary uses.

The proposed development provides increased housing options for the elderly of all abilities in Clark County. The proposed community provides independent living, assisted living, and memory care. There are dining areas and amenities for all residents, allowing the residents to age in place. The proposed development provides housing and lifestyle to aging populations. Southern Nevada has an aging population and needs more housing options for seniors. The proposed development will provide necessary support services to its residents as needed, which helps the residents' ultimate wellbeing. The proposed development provides trees in excess of the required amount and utilizes sustainable features within the development to increase energy efficiency. The proposed amendment also meets goal 1 of the Spring Valley Goals and Policies. The proposed amendment encourages growth along the major arterial of Tropicana Avenue to compliment the existing commercial while serving as a buffer to the existing neighborhoods north of Tropicana Avenue.

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

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

As the Baby Boomer generation and Generation X continue to age, the age demographics of the United States and Southern Nevada continue to skew toward the higher ages. As individuals age, not all of them want to deal with the maintenance and upkeep of owning a home and many are looking for housing options. There is a very large number of seniors in Nevada. Many of them are looking for housing options that work for them. Many seniors have ailments that require assistance and some, unfortunately, are suffer from dementia and Alzheimer's. We need built communities that allow our Southern Nevada seniors to age in place. A variety of housing options. Communities that provide services as well as high-end amenities. The proposed amendment will allow this development to occur addressing Clark County's aging population.

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

The UN designation is compatible with the surrounding area. Multi-family developments are commonly found along main arterials by existing commercial development and in close

proximity to the 215. The Site already contemplates high-density residential. There is existing UN designation on Tropicana Avenue and a plethora of commercial designations. The proposed amendment will help support the existing commercial. The proposed amendment is in line with other existing multi-family designations found on major arterials in this area. The proposed amendment ultimately allows for higher-density for an aging population which increases necessary housing supply while minimizing the intensity and impact to the area. The proposed amendment is compatible and will result in a good neighbor to the area.

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

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

- Policy 1.1.2 – Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.
- Policy 1.3.5 – Encourage the integration and connection of parks, trails, community gardens, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents.
- Policy 1.4.4 – Encourage infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area.
- Policy 3.6.1 – Mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces.
- Policy 3.6.2 – Encourage compact, mixed-use, and transit-oriented development, or any combination thereof, in locations that will lessen reliance on automobiles as the primary means of access to necessary services and encourage reduction in vehicle miles traveled.
- Policy 3.6.3 – Reduce energy consumption by encouraging the integration of passive heating and cooling principles, superior insulation, energy efficient windows, use of environmentally-certified materials, and other techniques that improve energy efficiency in the design of new homes and buildings. Prioritize the use of incentives for net zero development.
- Policy 3.6.5 – Using the SNRPC Plant List as a guide for appropriate plant choices, encourage the use of drought-tolerant, climate resilient, and desert-appropriate

landscaping and the use of and irrigation systems that are designed for maximum water use efficiency.

- Policy SV-1.3 – Targeted infill should support more varied housing options – type, density, and price point – that allow residents to remain in the neighborhood regardless of age, family structure, or income.

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

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The proposed amendment will not have a negative effect on adjacent properties as the Site is already contemplated for high-density residential. The Site is situated on Tropicana Avenue, a major arterial, to the west of the 215 interchange. The Site is intended for high-density residential. Tropicana Avenue can handle the proposed development. The proposed use will actually have a less pronounced effect on traffic.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The area is equipped to handle high-density residential as there are existing CN and UN designations with multi-family as well as compact lots. There is plenty of commercial development along Tropicana Avenue. This is infill development with necessary services developed in the area. Therefore, the UN will have a minimal effect on service provisions and will be compatible with existing and planned service provisions.

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

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The proposed amendment will result in benefits to public health, safety, and the general welfare of the people of Clark County because it provides housing to a vulnerable population and it provides support services and amenities on Site (which reduces transportation and increases the health, welfare, and skills of the residents). This allows residents to age in place, increasing their wellbeing. The proposed development provides more trees than are required, thereby minimizing the urban heat island effect of the area thus contributing to the health and wellbeing of surrounding communities. Fire services and police services will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to UN is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

July 7, 2026
Page 5

KAEMPFER

CROWELL

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

163-19-402-006

PROPOSED LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.86
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the RM32 zoning district proposed for the site is compatible with the surrounding area. Multi-family residential developments are commonly found along main arterials by existing commercial development and in close proximity to the I-215 Beltway. RM50, the most intense residential zoning district, exists just east of the site. Other multi-family residential and/or mixed-use developments are located in the area within the RM32, CC, and CG zoning districts. The request is unlikely to have adverse impacts on the surrounding community or existing infrastructure or services.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-26-0519	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
UC-26-0520	Use permits, waivers of development standards, and a design review for senior housing, assisted living, and congregate care in conjunction with a multi-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM32 zoning on the site is compatible with the surrounding area. A number of high-density multi-family residential developments exist along Tropicana Avenue, including an RM50 zoned multi-family residential development on the abutting property to the east and an RM32 zoned multi-family residential development farther east. Additionally, higher density residential uses are appropriate on arterial streets and near commercial uses. The request complies with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Bus stops are located nearby on Route #201 along Tropicana Avenue and Grand Canyon Drive, and commercial services are located nearby, including the adjacent CG zoned shopping center to the west. For these reasons, staff finds the request for RM32 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDGEMARK DEVELOPMENT, LLC

**CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2

APPLICATION NUMBER(s): PA-26-700038 & ZC-26-0518

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100816

ASSESSOR PARCEL #(s): 16319402006

PROPERTY ADDRESS/ CROSS STREETS: NWC Tropicana Ave/Conquistador St

DETAILED SUMMARY PROJECT DESCRIPTION

Independent living, assisted living, and memory care development.

PROPERTY OWNER INFORMATION

NAME: SHAHROKH TORANJI 2022 FAMILY TRUST

ADDRESS: 4351 PAVLOV AVE

CITY: San Diego

STATE: CA

ZIP CODE: 92122

TELEPHONE: N/A CELL N/A

Full Title: SHAHROKH TORANJI, TRUSTEE OF THE SHAHROKH TORANJI 2022 FAMILY TRUST, dated March 22, 2022

APPLICANT INFORMATION (information must match online application)

NAME: Edgemark Development, LLC

ADDRESS: 2345 E 3rd Ave Ste 220

CITY: Denver

STATE: CO

ZIP CODE: 80206

TELEPHONE: N/A CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Ste 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927000

CELL 7026934205

ACCELA REFERENCE CONTACT ID # 289392

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

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

Shahrokh Toranj
Property Owner (Signature) (Trustee)

SHAHROKH TORANJI,
Property Owner (Print) Trustee of The Date 5/27/2026
Shahrokh Toranj's 2022 Family Trst, dated March 22, 2022

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

July 7, 2026

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

Re: *Justification Letter – Zone Change*
Edgemark Development, LLC
APN: 163-19-402-006

To Whom It May Concern:

Please be advised this firm represents Edgemark Development, LLC (the “Applicant”) in the above referenced matter. The site is approximately 4.86 acres generally located north of Tropicana Avenue and west of Conquistador Street. The site is more particularly described as Assessor’s Parcel Numbers 163-19-402-006 (the “Site”). The Site has a planned land use designation of Compact Neighborhood (CN; allowing up to 18 dwelling units per acre) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is submitting a master plan amendment to Urban Neighborhood (UN; allowing greater than 18 dwelling units per acre) along with a vacation and abandonment of a patent easement and existing right-of-way, special use permits, a design review and waivers of development standards for a senior housing, assisted living, and congregate care development concurrently with this request. The Applicant is requesting a zone change to Residential Multi-Family 32 (RM32).

Zone Change

The RM32 Zoning for a Senior Housing, Assisted Living, and Congregate Care development is appropriate for the area. While the Site has a zoning designation of RS20, this is a placeholder designation. A 5 acre Site with frontage on Tropicana will not be developed to RS20 standards. The Site is already contemplated for high-density residential. The requested increase in density is minimized by the proposed use of senior housing, assisted living, and congregate care as these uses are less intense than traditional multi-family and single-family attached developments. The proposed residential use is also less intense than the existing commercial along Tropicana Avenue. The Site is appropriately positioned on a major arterial, Tropicana Avenue. The Site is situated between existing commercial center to the west and multi-family to the east. Residential Multi-Family 50 (RM50), the most intense residential zoning district, exists just east of the Site. There is additional multi-family to the east of the RM50 with RM32 and Commercial Core (CC) zoning designations. There is also multi-family development to the southeast of the Site in a Commercial General (CG) zoning designation. Multi-family uses and zoning designations are common in this area alongside commercial zoning designations as buffers before the Residential Single-Family 3.3 (RS3.3) developments further off of Tropicana Avenue.

This development is unlikely to have adverse impacts on the surrounding community or existing infrastructure or services. Adequate infrastructure exists in the area for this development. Many individuals find senior housing, assisted living, and congregate care communities to be great neighbors. The developments are usually much less intense than what the land use designation and zoning designation seem to contemplate.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-19-402-006

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (up to 18 du/ac) to Urban Neighborhood (greater than 18/du) is a companion item on this agenda.
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
UC-26-0520	Use permits, waivers of development standards, and a design review for senior housing, assisted living, and congregate care in conjunction with a multi-family residential development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDGEMARK DEVELOPMENT, LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): VS-26-0519 & UC-26-0520

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

UPPER & LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100816

ASSESSOR PARCEL #(s): 16319402006

PROPERTY ADDRESS/ CROSS STREETS: NWC Tropicana Ave/Conquistador St

DETAILED SUMMARY PROJECT DESCRIPTION

Independent living, assisted living, and memory care development.

PROPERTY OWNER INFORMATION

NAME: SHAHROKH TORANJI 2022 FAMILY TRUST

ADDRESS: 4351 PAVLOV AVE

CITY: San Diego

STATE: CA

ZIP CODE: 92122

TELEPHONE: N/A

CELL N/A

Full Title: SHAHROKH TORANJI, TRUSTEE OF THE SHAHROKH TORANJI 2022 FAMILY TRUST, dated March 22, 2022

APPLICANT INFORMATION (information must match online application)

NAME: Edgemark Development, LLC

ADDRESS: 2345 E 3rd Ave Ste 220

CITY: Denver

STATE: CO

ZIP CODE: 80206

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Ste 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927000

CELL 7026934205

ACCELA REFERENCE CONTACT ID # 289392

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

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

Shahrokh Toranj
Property Owner (Signature)* (Trustee)

SHAHROKH TORANJI,
Property Owner (Print) Trustee of the 5/27/2026
Shahrokh Toranj's 2022 Family Trust, dated March 22, 2022 Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

June 8, 2026

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

Re: *Justification Letter – Vacation and Abandonment of Patent Easement and Existing ROW for Detached Sidewalk Edgemark Development, LLC*
APN: 163-19-402-006

To Whom It May Concern:

Please be advised this firm represents Edgemark Development, LLC (the “Applicant”) in the above referenced matter. The site is approximately 5 acres generally located north of Tropicana Avenue and west of Conquistador Street. The site is more particularly described as Assessor’s Parcel Numbers 163-19-402-006 (the “Site”). The Site has a planned land use designation of Compact Neighborhood (CN; allowing up to 18 dwelling units per acre) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is submitting a master plan amendment to Urban Neighborhood (UN; allowing greater than 18 dwelling units per acre) and a zone change to Residential Multi-Family 32 (RM32) along with special use permits, a design review and waivers of development standards for a senior housing, assisted living, and congregate care development. The Applicant is requesting vacations of a patent easement and a portion of an existing right of way, Tropicana Avenue, to accommodate a detached sidewalk.

Vacation and Abandonment

The Applicant is requesting to vacate a patent easement along the Site’s western, northern, and eastern property lines. The Applicant is requesting to vacate the full 33 feet along the western and northern property lines as the patent easement is no longer necessary and its vacation is necessary to develop the Site. The Applicant requests to vacate 8 feet of the patent easement on its eastern property line and the remaining 25 feet will be dedicated for Conquistador Street. The Applicant is requesting to vacate 5 feet of Tropicana Avenue for a detached sidewalk. The vacation is necessary for development and to provide a detached sidewalk. There should not be any adverse impacts to the rights of way or the surrounding area.

June 8, 2026
Page 2

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall

4

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.

DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-19-402-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the required screen wall along the north property line where an 8 foot decorative screen wall is required per Section 30.04.02C.
2. Increase the height of a proposed retaining wall along the west property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).
3.
 - a. Reduce departure distance for a driveway along Tropicana Avenue to 85 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 55% reduction).
 - b. Reduce the width of a driveway along Conquistador Street to 23 feet where 32 feet is the minimum width for 2 way driveways per Uniform Standard Drawing 222.1 (a 28% reduction).
 - c. Reduce the width of a driveway along Tropicana Avenue to 27 feet where 36 feet is the minimum width per Uniform Standard Drawing 222.1 (a 25% reduction).
 - d. Increase width of a driveway along Conquistador Street to 72 feet where 52 feet is allowed per Uniform Standard Drawing 222.1 (a 39% increase).
 - e. Reduce throat depth of a driveway along Tropicana Avenue to zero feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (a 100% reduction).
 - f. Reduce throat depth of a driveway along Conquistador Street to 0 feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (a 100% reduction).

- g. Reduce throat depth of a driveway along Conquistador Street to 8 feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (an 89% reduction).
- h. Reduce a driveway island length to 8 feet where 20 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.86
- Project Type: Multi-family residential development (senior housing, assisted living, and congregate care)
- Density (du/ac): 22.6
- Number of Stories: 4
- Building Height (feet): 50
- Square Feet: 204,900
- Open Space Required/Provided: 16,000 square feet/67,000 square feet
- Parking Required/Provided: 132/150
- Sustainability Required/Provided: 5/5

Site Plan

The plans depict a proposed multi-family residential development for senior housing with independent living, assisted living, and congregate (memory) care units. The plans depict a 4 story building located in the center of the site with 160 units.

The main driveway, comprised of two, 24 foot wide lanes with a 22 foot wide median, will access the site from Conquistador Street. The throat depth of this driveway is zero feet, and along with the increased driveway width, is the subject of a waiver request. A second gated driveway, 23 feet in width, is provided to the north of the main driveway along Conquistador Street. The sliding gate is setback 26 feet from the street and will remain open during the day. The throat depth of this driveway of 8 feet, along with the decreased driveway width, is the subject of a waiver request. A third driveway, 27 feet in width, is located along Tropicana Avenue, an arterial street. The throat depth of this driveway is zero feet, along with the decreased driveway width, is the subject of a waiver request.

The main driveway connects parking areas surrounding the eastern, western, and northern sides of the building. A swing gate to the west of the Tropicana Avenue driveway provides for secure parking along the north and west sides of the building. Covered parking is provided for spaces along the north and west property lines. Pedestrian connections to the public sidewalk along Conquistador Street are provided, including colored concrete pedestrian crossings. There are 6 accessible parking spaces and 9 bicycle parking spaces provided around the buildings. The project provides 4 EV-installed spaces, and 29 EV-capable parking spaces. A trash enclosure is

located on the west side of the building. A 3 foot tall decorative wall with a 3 foot metal fence on top is provided along the street frontages. A new decorative buffer wall is not provided along the north property line which is the subject of a waiver request. Open space provided includes several courtyards, a pool and spa with a covered cabana area, bistro patio, and barbeque area.

Landscaping

The plan depicts 5 foot wide landscape strips on each side of a detached sidewalk along Tropicana Avenue and Conquistador Street which meets Title 30 standards. A 15 foot wide landscape buffer is provided along the north side of the site with 2 rows of evergreen trees. Landscaping is also provided in the parking areas in accordance with Title 30 standards.

Elevations

The plans depict a 4 story building with an average height for all building facades as measured from the ground level of 50 feet. The buildings are multi-sided, including courtyard areas, and consist of varying rooflines with parapets, enhanced articulation, decorative metal rails, decorative metal awnings, and balconies with metal rails. The exteriors of the buildings all feature 3 different colors of stucco, CMU, manufactured stone, and vinyl windows with insulated glazing.

Floor Plans

The plans depict a total of 160 units. The plans indicate the following:

- Senior Housing: 85 independent living units including 45 one-bedroom, and 40 two-bedroom units ranging from 739 to 1,396 square feet;
- Assisting Living: 80 units, including 8 studios, 27 one-bedroom, and 15 two-bedroom units ranging from 451 to 1,078 square feet;
- Congregate (memory) Care: 25 units including 15 studios and 10 one-bedroom units ranging from 416 to 624 square feet.

Congregate care is on the ground floor with a secured courtyard. Assisted living is on floors 2 and 3 and independent living is on all floors. All units will be accessed from interior hallways and will have patio areas or balconies. Common areas and amenities include several dining areas, bistro, theater/club, fitness and therapy, art studio, salon/spa, library, clubhouses, bar, and roof terraces.

Applicant's Justification

The applicant proposes a senior living community consisting of independent senior housing, assisted living, and congregate care (memory care). The development incorporates extensive amenities, significant open space, enhanced common areas, and a wide range of services intended to support aging in place. The requested waivers reflect the unique circulation needs of the senior housing development and are supported by the site layout, multiple access points, and traffic distribution.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (up to 18 du/ac) to Urban Neighborhood (greater than 18/du) is a companion item on this agenda.
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0519	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Use Permits**

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 density of the site calculates to 22.6 dwelling units per acre which includes the independent living (senior housing) units and assisted living units. Assisted living and congregate care require access from an arterial or collector streets, which are provided with driveways to Tropicana Avenue and Conquistador Street. The project provides adequate common areas, dining facilities, and support services to meet Title 30 standards. All uses are integrated in the building, and the design will have the appearance of a multi-family building. It is not anticipated that the uses will generate significant external impacts on the surrounding neighborhood or commercial areas. Therefore, staff can support the use permits.

Waivers of Development Standards

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

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

Waiver of Development Standards #1

The elimination of the 8 foot decorative buffer wall along the north side of the property is requested due to the presence of an existing 8 foot wall along the property line and because the single-family residential properties to the north are approximately 4 feet higher in elevation than the site. The site plan also indicates that the existing walls will be repaired as needed and painted to match the color of the building. Due to these factors, staff can support this request.

Waiver of Development Standards #2

The increased retaining wall height to 4 feet where 3 feet is the maximum allowed is the result of the subject site being lower than the commercial property to the west. The modest increase in the retaining wall height will not affect any adjacent properties. Therefore, staff can support this request.

Design Review

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

The overall design of the buildings incorporates the 4 sided architectural standards. The main building entrance does not face the adjacent street, however, vehicular and pedestrian access from Conquistador Street is provided directly to the entrance. Approximately 5% of the surface parking, or 8 spaces, is located between the street frontage on Conquistador Street and the building, however, the rest of the parking areas are located to the north and west sides of the building where it will have less visibility from the streets.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The building design, materials, and height are compatible with adjacent commercial development and adequately buffered from nearby residential areas through significant setbacks and landscaping. Staff finds the scale and intensity of the project is compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide some necessary housing options for specific populations within the area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3b & #3c

The reduction in throat depth and driveway width, reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way

while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will result in on-street stacking of vehicles. This site is a raw parcel, and there is no reason the minimum requirements cannot be met. Therefore, staff cannot support this request.

Waiver of Development Standards #3d, #3f & 3h

Staff finds that the increase in driveway width, reduction in throat depth and island length will negatively impact the safety of vehicles entering and exiting the site. Vehicles entering the site will lead to conflicts with egress traffic due to the reduced island length. This site is a raw parcel, and there is no reason why the applicant cannot meet the minimum requirements. Therefore, staff cannot support this request.

Waiver of Development Standards #3a, #3c & #3e

Staff finds the reduced driveway width, throat depth and departure distance along Tropicana Avenue will result in on-street stacking of vehicles. Tropicana Avenue is an arterial street that accommodates a high volume of traffic. Traffic coming off of Conquistador Street will conflict with movements from the commercial driveway on Tropicana Avenue. Further complicating off-site to on-site movements, the reduced driveway width and throat depth, will increase the potential for collisions. There is no reason why the applicant cannot meet the minimum requirements as the site is a raw parcel. Therefore, staff cannot support this request.

Staff Recommendation

Approval of use permit, waivers of development standards #1, #2, and the design review; denial of waiver of development standards #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** EDGEMARK DEVELOPMENT LLC**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4

APPLICATION NUMBER(s): VS-26-0519 & UC-26-0520

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100816

ASSESSOR PARCEL #(s): 16319402006

PROPERTY ADDRESS/ CROSS STREETS: NWC Tropicana Ave/Conquistador St

DETAILED SUMMARY PROJECT DESCRIPTION

Independent living, assisted living, and memory care development.

PROPERTY OWNER INFORMATION

NAME: SHAHROKH TORANJI 2022 FAMILY TRUST

ADDRESS: 4351 PAVLOV AVE

CITY: San Diego

STATE: CA

ZIP CODE: 92122

TELEPHONE: N/A CELL N/A

Full Title: SHAHROKH TORANJI, TRUSTEE OF THE SHAHROKH TORANJI 2022 FAMILY TRUST, dated March 22, 2022

APPLICANT INFORMATION (information must match online application)

NAME: Edgemark Development, LLC

ADDRESS: 2345 E 3rd Ave Ste 220

CITY: Denver

STATE: CO

ZIP CODE: 80206

TELEPHONE: N/A CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Ste 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927000

CELL 7026934205

ACCELA REFERENCE CONTACT ID # 289392

*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)*

(Trustee)

Property Owner (Print)

SHAHROKH TORANJI, Trustee of The Shahrokh Toranji 2022 Family Trust, dated March 22, 2022

Date

5/27/2026

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

August 11, 2026

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter –Special Use Permits, Design Review, and Waivers of Development Standards for Senior Housing, Assisted Living, and Congregate Care Development Edgemark Development, LLC*
APN: 163-19-402-006

To Whom It May Concern:

Please be advised this firm represents Edgemark Development, LLC (the “Applicant”) in the above referenced matter. The site is approximately 4.86 acres generally located north of Tropicana Avenue and west of Conquistador Street. The site is more particularly described as Assessor’s Parcel Numbers 163-19-402-006 (the “Site”). The Site has a planned land use designation of Compact Neighborhood (CN; allowing up to 18 dwelling units per acre) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is submitting a master plan amendment to Urban Neighborhood (UN; allowing greater than 18 dwelling units per acre), a zone change to Residential Multi-Family 32 (RM32), and a vacation and abandonment of a patent easement and existing right-of-way. The Applicant is requesting special use permits, a design review, and waivers of development standards for a senior housing, assisted living, and congregate care development concurrently with this request.

Special Use Permits

Senior Housing

Senior Housing is a conditional use in the RM32 district. The maximum density of the development may be increased through a special use permit to allow a density of 39 dwelling units per acre. The development proposes 160 units between the three uses for a density of 33 dwelling units per acre. The Senior Housing/Independent Living Use is the majority of the development. There are 85 senior housing/independent living units. This use is usually much less intense than traditional multi-family development. Some seniors do not own a car or prefer not to use one. The Site is developed with many amenities to where many residents will want to hang out and enjoy what the development has to offer. The proposed density is right around what RM32 already contemplates so the request is minimal. This special use permit request is an option because it is recognized that senior housing is needed and that it is less intense than traditional multi-family.

Assisted Living

Assisted Living requires a special use permit in the RM32 zoning district. Title 30 requires the development be accessed from an arterial or collector street. The development will be accessed from both Tropicana Avenue and Conquistador Street. The development is providing 50 assisted living units ranging from 451 square feet to 1,078 square feet. There are 26 assisted living units on the 2nd floor and 24 on the 3rd floor. There is also an assisted living common space area and dining area. The assisted living use allows individuals requiring low to moderate support services a wonderful place to call home. There are exclusive assisted living common spaces in addition to the wealth of amenities at the development. The assisted living use meets the standards set forth in Title 30 while providing a residence where individuals can get support services as needed while taking advantage of the amenitized lifestyle to continue to get the most out of life as they age.

Congregate Care

Congregate Care requires a special use permit in the RM32 zoning district. Title 30 requires the development be accessed from an arterial or collector street. The development will be accessed from both Tropicana Avenue and Conquistador Street. There are 25 memory care units. They are all located on the ground floor. There will be a memory care courtyard and living area to allow common spaces for those residents. The memory care area will be contained. The proposed congregate care use meets the standards set forth in Title 30, will provide a benefit to future residents and their families, and will not have an adverse impact on the surrounding community.

Design Review

The Applicant is proposing to develop a senior housing, assisted living, and congregate care community on the Site. There are 160 units for a density of 33 dwelling units per acre. The building varies from three to four-stories for an average height of 49' and a maximum height of 54'. The four story portion of the building is along a portion of the west and south of the Site toward Tropicana Avenue and the existing commercial plaza. The Site meets the necessary height setback adjacent to residential.

The units are as follows:

- 85 Independent Living (Senior Housing)
 - 45 one bed (739 sf)
 - 40 two bed (1,160 – 1,396 sf)
- 50 Assisted Living
 - 8 studios (451 sf)
 - 27 one bed (675 sf)
 - 15 two bed (1,078 sf)
- 25 Memory Care (Congregate Care)
 - 15 studios (416 sf)
 - 10 one bed (624 sf)

The first floor consists of 14 independent living units and all 25 memory care units. As mentioned previously, memory care is all in its own area at the north part of the building on the first floor. There are memory care common areas. Additionally, there are a wealth of amenities on the first floor:

- Pool area with covered cabana area, bistro patio, & BBQ island (approximately 15,600 square feet with 1,432.5 square feet of that being the pool itself)
- Bistro
- Dining areas
- Theater/club
- Golf Simulator (approximately 300 square feet)
- Fitness and Therapy (approximately 1,800 square feet)
- Art Studio
- Outdoor artificial turf area (approximately 800 square feet)
- Salon/Spa
- Courtyards (approximately 8,200 square feet)
- Terraces (approximately 5,000 square feet)
- Bar
- Clubhouse (approximately 1,200 square feet)
- Library

There are also administrative offices on the first floor. The main entrance to the Site is off of Conquistador Street with a porte cochere type entrance. The Site will also have a driveway at the northeast of the Site off of Conquistador Street and at the South of the Site off of Tropicana Avenue.

On the second floor, there are 26 assisted living units and 24 independent living units. There are assisted living common space areas, including living and dining areas, and administrative offices. There is also a second floor terrace and a library/lounge area.

On the third floor, there are 24 assisted living units and 27 independent living units. The fourth floor has the remainder of the independent living units (20). There will also be a bar and rooftop terraces on the fourth floor as well as a golf simulator and clubhouse areas.

With the wealth of amenities provided, the Applicant is curating a high-end living option that prioritizes aging in place and taking advantage of the communal spaces on Site to foster community amongst the residents. The Applicant is providing 67,000 square feet of common open space where 8,500 square feet is required. This highlights the Applicant's commitment to developing a community and a shared sense of space.

Parking on the Site is compliant with Title 30. The Applicant is providing 150 parking spaces where 132 parking spaces are required. Title 30 allows for a maximum parking of 15% greater than the required parking. The maximum parking allowed for the Site is 152 parking spaces. There are 6 accessible parking spaces provided as required and there are also 4 EV installed

spaces. Parking is compliant for the Site and the proposed development. Additionally, there are 29 EV capable spaces and 9 bicycle parking spaces on the Site.

This development is different than the other senior housing or similar uses in the area. First, it provides a blend of uses from senior housing to assisted living to congregate care. This makes it a living destination for different types of residents of different capabilities. Second, the development has many amenities encouraging a community, resort style feel. This is going to be a high-quality, unique development that will cause many seniors to jump at the opportunity to call it home.

There is a wealth of landscaping on the Site. A 15-foot landscape buffer exists at the north of the Site adjacent to existing residential with large trees 20' on center. There is landscaping along Conquistador Street and Tropicana Avenue with the detached sidewalks. The landscaping will provide enhance the aesthetics of the development from the rights-of-way. Parking lot landscaping is also provided in a compliant manner on Site. There is also landscaping in the memory care courtyard, the dining area, and the pool area.

Sustainability is provided as follows:

- Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)
- Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (0.5 pt)
- Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)
- Building Orientation: Orient roofs within 30 degrees of true east-west & flat or sloped to the south (1 pt)
- Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)
- Low-emissivity Glass: Provide on all south & west facing windows (1/2 pt)
- Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)

Waivers of Development Standards

The Applicant is requesting waivers of development standards:

1. To allow a departure distance for the driveway along Tropicana Avenue of 85 feet where 190 feet is the minimum requirement per Uniform Standard Drawing 222.1. The use is relatively low impact from a traffic perspective. There are three access points on the Site

to disperse traffic. The Tropicana access will be right in, right out. The requested reduction is minimal and maintains adequate separation from the commercial driveway to the west.

2. To allow driveway width reductions:

- a. To a driveway width of 23 feet on the northern Conquistador driveway where 32 feet is the minimum required width for two-way driveways per Uniform Standard Drawing 222.1
- b. To a driveway width of 27 feet on the Tropicana driveway where 36 feet is the minimum required width.

For both requests, there will be a relatively low volume of traffic at the Site. 24 feet is generally enough room for two cars to navigate. Large trucks and buses will not frequent the Site. There are three access points to the Site to reduce concerns about spacing.

3. To increase driveway width for the main entrance on Conquistador Street to 72 feet where 52 feet is allowed. The main entrance will have an island feature separating the ingress and egress which makes those driveways 24 feet and 26 feet. The island feature will provide a walkway that connects to the sidewalks to increase pedestrian connectivity and enhance the aesthetics of the main entrance.

4. To allow throat depth reductions:

- a. To a throat depth of 0 feet at the Tropicana driveway where 75 feet is the minimum per Uniform Standard Drawing 222.1. While the throat depth is 0 feet, there is plenty of room for cars to enter the Site at Tropicana to then make a right or left turn. There is space for cars to queue there as there are no parking spaces or other conflicts for over 100 feet.
- b. To throat depth of 0 feet on the egress side at the southern Conquistador driveway. The main Conquistador driveway has two separate one-way driveways. There is plenty of room for cars to pull forward to queue and dropoff/pickup in the porte cochere area.
- c. To throat depths of 8 feet and 18 feet for the north Conquistador driveway. The security gate is necessary for safety reasons, especially at night. There are three driveways on Site to disperse traffic and reduce queueing concerns. Traffic volume at the Site will be relatively low. The gate will be open during the day and is setback the required amount.

5. To allow a reduction in driveway island length to 8 feet and 10 inches where a minimum of 20 feet is required. The driveway island does not contain any features that will obstruct drivers' views. The driveway island separates ingress and egress. The driveway island

allows for a more effective flow of traffic on Site. Traffic will be low at the Site in general but particularly at the southern driveway on Conquistador as most residents will access the main parking area via the other two driveways.

6. To allow a retaining wall along the western property line with a maximum height of 3.4 feet where 3 feet is the maximum height permitted per 30.04.03C. The requested increase is minimal. The Site breaks west to east. The existing commercial site to the west sits higher than the Site. The retaining wall increase is necessary to properly develop the Site.
7. To eliminate the requirement to provide an eight (8) foot decorative wall at the north property line where required for buffering and screening adjacent to areas subject to residential adjacency standards. The Applicant is providing a fifteen (15) foot wide intense landscape buffer with a double row of large evergreen trees at the northern property line. There is already an existing six (6) foot block wall. The building is setback over eighty-one (81) feet from the northern property line. A redundant wall is not necessary. The proposed development is adequately buffered from the adjacent residential.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0515-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:

ZONE CHANGE to reclassify 2.33 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located west of Fort Apache Road and north of Post Road within Spring Valley (description on file). JJ/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-702-015

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.33
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CP (Commercial Professional) Zone. The CP zoning request is conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. According to the applicant, the request would allow for development of a low-intensity commercial use on an in-fill piece of property to serve the surrounding residential neighborhood. Furthermore, the site is located immediately south of CG zoning and north of CN zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400164-09 (ZC-0315-03)	Second extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	July 2009
ET-400134-06 (ZC-0315-03)	First extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	August 2006
ZC-0315-03	Zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	RS20 & CN	Flood channel and daycare
East	Neighborhood Commercial & Business Employment	RS20, RM32, & CP	Flood channel, multi-family residential, and undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-26-0516	A waiver of development standards and design review for office development is a companion item on this agenda.
VS-26-0517	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
TM-26-500119	A tentative map for 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The site is bounded on 2 sides (north and south) by properties that have developed commercial uses. Fort Apache Road is a 100 foot wide arterial street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CP zoning appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0082-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST FEDERAL REALTY

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): ZC-26-0515

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date:~~ _____ ~~Time:~~ 7:00 PM

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

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

~~<https://clarkcountynv.gov/agendas>~~

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100922

ASSESSOR PARCEL #(s): 163-31-702-015

PROPERTY ADDRESS/ CROSS STREETS: South Fort Apache and West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to Commercial Professional - CP

PROPERTY OWNER INFORMATION

NAME: The Park at Fort Apache

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson STATE: NV ZIP CODE: 89012

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: First Federal Realty - Joseph DeSimone, Jr.

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson STATE: NV ZIP CODE: 89012

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premisrut - Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101

TELEPHONE: 702-598-1410 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 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.

Don Koh
Property Owner (Signature)*

Joseph M. DeSimone
Property Owner (Print)

6/15/26
Date

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 15, 2026

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

RE: Justification letter – Zone Change from RS20 to CP
APN: 163-31-702-015

To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. This parcel consists of 2.33 acres and is located on the west side of South Fort Apache Road, north of West Post Road

This request is for a zone change from Residential Single-Family (RS-20) to Commercial Professional (CP) in the Neighborhood Commercial Planned Land Use. The parcels to the north are zoned Commercial General (CG), the properties to the west are zoned Residential Single-Family 3.3 (RS3.3), and the parcel to the south, on the other side of the drainage channel, is zoned Commercial Neighborhood (CN). The accompanying design review for this site depicts a commercial office complex.

Thank you for your time and consideration of this application.

Sincerely,


Nancy Amundsen
Brown, Brown, and Premsrirut

6

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0517-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and Patrick Lane and Post Road; and a portion of a right-of-way being Fort Apache Road located between Patrick Lane and Post Road within Spring Valley (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-702-015

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon a portion of the Fort Apache Road right-of-way to accommodate a detached sidewalk. In addition, the applicant is requesting to vacate patent easements which are no longer needed to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400164-09 (ZC-0315-03)	Second extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	July 2009
ET-400134-06 (ZC-0315-03)	First extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	August 2006
ZC-0315-03	Zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	May 2003
UC-0503-01	Use permits for a place of worship, daycare, school, and increased structure height - expired	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	CN	Flood channel & daycare
East	Neighborhood Commercial & Business Employment	RS20 & CP	Flood channel & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0515	A zone change from RS20 to CP is a companion item on this agenda.
WS-26-0516	A waiver of development standards and design review for office development is a companion item on this agenda.
TM-26-500119	A tentative map for 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST FEDERAL REALTY

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6

APPLICATION NUMBER(s): VS-26-0517

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 7:00 PM~~

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

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

~~<https://clarkcountynv.gov/agendas>~~

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-10092

ASSESSOR PARCEL #(s): 163-31-702-015

PROPERTY ADDRESS/ CROSS STREETS: South Fort Apache and West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of patent easements and a portion of right-of-way.

PROPERTY OWNER INFORMATION

NAME: The Park at Fort Apache

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: First Federal Realty - Joseph DeSimone, Jr.

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premis rirut Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1410 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.

Joseph M. DeSimone
Property Owner (Signature)*

Joseph M. DeSimone
Property Owner (Print)

6/15/26
Date

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 15, 2026

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

RE: Justification letter – Vacation of Patent Easements and Right-of-Way
APN: 163-31-702-015

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 2.33 acres and is located on the west side of South Fort Apache Road, north of West Post Road

The site is currently undeveloped. Applicant is proposing a commercial development with two office buildings. Applicant proposes the site be improved with landscaping and detached sidewalks along the frontage of the site. The construction of the detached sidewalk with landscaping along the frontage will necessitate the vacation to the back of curb alignment. Applicant understands that a public access easement will be required and will be granted to the County for the facilitation of public access to the detached sidewalk.

In addition, Applicant requests to vacate Patent Easements along the north and west property lines that are no longer necessary.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0516-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for a proposed office development on 2.63 acres in a CP (Commercial Professional) Zone.

Generally located west of Fort Apache Road and north of Post Road within Spring Valley.
JJ/mlh/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-702-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for both buildings to 10 feet where a minimum of 15 feet is required per Section 30.02.13B (a 33% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.63
- Project Type: Office development
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 15,000 (each building)
- Parking Required/Provided: 75/129 (parking study provided)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed office development accessed via Fort Apache Road to the east. The driveway is centrally located, with the 2 office buildings located on the north and south sides of the driveway, respectively. Each building is 15,000 square feet and set back 10 feet from the east property line, requiring a waiver to reduce the front setback from 15 feet. A 500 square foot outdoor patio area with a covered trellis is located on the south side of the southern building. Parking is located in the western portion of the site, with 129 parking spaces provided where 75 spaces are required. A parking demand study has been provided in lieu of a waiver for the

increased parking. Pedestrian walkways are provided from Fort Apache Road into the site, and from the parking area to the building entrances. Bicycle racks are located near the entrances of both buildings. The trash enclosures and loading spaces are located in the northern and southern ends of the parking area.

Landscaping

The plans depict a detached sidewalk with street landscaping along Fort Apache Road, with the landscaping consisting of medium and large trees, shrubs, and groundcover. Parking area landscaping consists of perimeter landscaping and landscape islands. The west property line has a minimum 15 foot wide landscape buffer with an 8 foot high decorative screen wall. All landscaping is in accordance with Title 30 standards.

Elevations

The plans depict 2 office buildings that are 25 feet high and have flat, variable rooflines. The buildings feature stucco, aluminum storefront glazing, stone veneer and glass doors and windows. Architectural articulations are provided on all 4 sides of both buildings.

Floor Plans

The plans depict 2 office buildings that are both 1 story and 15,000 square feet in area.

Applicant's Justification

The applicant states that the setback reduction is minimal and provides a front-facing complex with parking in the rear. A parking demand study has been provided in lieu of a waiver to demonstrate the need for additional parking.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400164-09 (ZC-0315-03)	Second extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	July 2009
ET-400134-06 (ZC-0315-03)	First extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	August 2006
ZC-0315-03	Zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	May 2003
UC-0503-01	Use permits for a place of worship, daycare, school, and increased structure height - expired	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	CN	Flood channel and daycare
East	Neighborhood Commercial & Business Employment	RS20 & CP	Flood channel and undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0515	A zone change from RS20 to CP is a companion item on this agenda.
VS-26-0517	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
TM-26-500119	A tentative map for 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver 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.

Staff finds that the requested setback reduction is a self-imposed hardship that could be avoided by making minor changes to the site design. Since the site is vacant, there is no reason why setback standards cannot be met. Therefore, staff cannot support this request.

Design Review

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

Staff finds that the proposed office development is a suitable use for the site and is consistent with development in the surrounding area. The site is well designed, with adequate parking and landscaping, as well as buffering and screening along the west property line, which is adjacent to the residential development. Sustainability provisions are provided in accordance with Title 30 standards, and the pedestrian walkways will help ensure safe navigation of the site. The proposed office buildings feature a modern design with architectural features that are visually appealing. The development is consistent with Spring Valley area-specific Policy SV-1.5, which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs and potentially work within close proximity of their homes. However, since staff can support the associated waiver of development standards, staff cannot support the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance:
- Traffic study and compliance:
- Full off-site improvements:
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way:
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0082-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0516

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date:~~ _____ ~~Time:~~ 7:00 PM

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

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

~~<https://clarkcountynv.gov/agendas>~~

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100922

ASSESSOR PARCEL #(s): 163-31-702-015

PROPERTY ADDRESS/ CROSS STREETS: South Fort Apache and West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waivers, if necessary, for a two building office complex.

PROPERTY OWNER INFORMATION

NAME: The Park at Fort Apache
ADDRESS: 50 S. Stephanie Street, Suite 101
CITY: Henderson STATE: NV ZIP CODE: 89012
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: First Federal Realty - Joseph DeSimone, Jr.
ADDRESS: 50 S. Stephanie Street, Suite 101
CITY: Henderson STATE: NV ZIP CODE: 89012
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premserut - Nancy Amundsen
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1410 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.

Nancy Amundsen
Property Owner (Signature)*

Joseph DeSimone
Property Owner (Print)

6/15/26
Date

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 22, 2026

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

RE: Justification letter – Commercial Development
APN: 163-31-702-015

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 2.33 acres and is located on the west side of South Fort Apache Road, north of Post Road, and is currently undeveloped.

Design Review

Applicant proposes to construct a professional office complex consisting of 2 one story office buildings. Both Building A and B are proposed as 15,000 square foot buildings with flex space. In addition to the buildings, an outside patio with a covered trellis is proposed on the south side of Building B. The site is designed with both buildings being adjacent to South Fort Apache Road with parking in the rear. The required buffer to the adjacent residential to the west is being provided along with an 8-foot decorative wall.

The structures are generally muted desert tones with stone veneer on the bottom portions. They are designed with unique articulation on all sides to provide a visually appealing design. The landscaping includes a variety of vegetation that not only enhances the design but meets the SNWA requirements for low water use.

Included in this application is a parking demand study pursuant to Section 30.04.04(F)(8) that provides background information for the request to allow 129 parking spaces where 75 would be required. This would be greater than 15% over the required number of parking spaces as described in Section 30.04.04(E)(2)(i).

Waiver

Reduce the front setback to 13’-8” where 15 feet is required (a 9% reduction). This request has minimal impact to the setback but provides a front-facing complex with parking to the rear.

We look forward to your review.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500119-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:

TENTATIVE MAP consisting of 1 commercial lot on 2.63 acres in a CP (Commercial Professional) Zone.

Generally located west of Fort Apache Road and north of Post Road within Spring Valley.
JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-702-015

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.63
- Project Type: Office development
- Number of Lots/Units: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision located on the west side of Fort Apache Road. The site is currently undeveloped and access to the site will be provided via a commercial driveway from Fort Apache Road. Detached sidewalks are also proposed along Fort Apache Road. The proposed tentative map will facilitate the proposed office development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400164-09 (ZC-0315-03)	Second extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	July 2009
ET-400134-06 (ZC-0315-03)	First extension of time for a zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	August 2006
ZC-0315-03	Zone change from R-E to C-1 for a shopping center - expired	Approved by BCC	May 2003
UC-0503-01	Use permits for a place of worship, daycare, school, and increased structure height - expired	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	CN	Flood channel & daycare
East	Neighborhood Commercial & Business Employment	RS20 & CP	Flood channel & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0515	A zone change from RS20 to CP is a companion item on this agenda.
WS-26-0516	A waiver of development standards and design review for an office development is a companion item on this agenda.
VS-26-0517	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed map will also facilitate the development of the site. 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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance:
- Traffic study and compliance:
- Full off-site improvements;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way:
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0082-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST FEDERAL REALTY

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8

APPLICATION NUMBER(s): TM-26-500119

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

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 9/8/26

Location: 8275 Spring Mtn. Road, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 7:00 PM~~

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

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

~~<https://clarkcountynv.gov/agendas>~~

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26- 10092

ASSESSOR PARCEL #(s): 163-31-702-015

PROPERTY ADDRESS/ CROSS STREETS: South Fort Apache and West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for commercial development.

PROPERTY OWNER INFORMATION

NAME: The Park at Fort Apache

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: First Federal Realty - Joseph DeSimone, Jr.

ADDRESS: 50 S. Stephanie Street, Suite 101

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premis - Mrs. Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1410 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.

[Signature]
Property Owner (Signature)*

Joseph M. DeSimone
Property Owner (Print)

6/15/26
Date

