



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 10, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members:

John Getter

Dr. Juana Leia Jordan-Vice Chair

Carol Lee White

Randal Okamura-Chair

Matthew Tramp

Secretary:

Carmen Hayes (702) 371-7991 chayes70@yahoo.com

Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s):

Mike Shannon (702)-455-8338 mds@clarkcountynv.gov

Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

- III. Approval of Minutes for April 29, 2025 and May 13, 2025. (For possible action)
- IV. Approval of the Agenda for June 10, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **VS-25-0373-DIAMOND MOHAWK CCA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment) and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action) **07/02/25 BC**
2. **DR-25-0372-DIAMOND MOHAWK CCA, LLC:**
DESIGN REVIEW for a proposed vehicle rental and sales facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street, 300 feet north of Post Road within Spring Valley. MN/bb/kh (For possible action) **07/02/25 BC**
- VII. General Business
1. None.
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: June 24, 2025.
- X. Adjournment.

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



Spring Valley Town Advisory Board

April 29, 2025

MINUTES

Board Members:	John Getter, PRESENT Dr. Juana Leia Jordan EXCUSED Carol Lee White PRESENT	Randal Okamura EXCUSED Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Lorna Phegley, Comprehensive Planning

II. Public Comment

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

- **None**

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

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

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

Motion by: Matthew Tramp

Action: **APPROVE** as amended

Vote: 3-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **DR-25-0277-DURANGO POST PARTNERS, LLC:**
DESIGN REVIEW for a new restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acre in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. JJ/sd/kh (For possible action) **05/20/25 PC**

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

2. **PA-25-700020-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 300 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff "if approved" conditions
Vote: 3-0/Unanimous

3. **ZC-25-0258-COUNTY OF CLARK(AVIATION):**
ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 300 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff "if approved" conditions
Vote: 3-0/Unanimous

4. **VS-25-0257-COUNTY OF CLARK(AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash Flood Control Channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff "if approved" conditions
Vote: 3-0/Unanimous

5. **WS-25-0259-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from the property line to a residential driveway; **2)** reduce back of curb radius; and **3)** increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff "if approved" conditions

Vote: 3-0/Unanimous

6. **PUD-25-0260-COUNTY OF CLARK(AVIATION):**
PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

7. **TM-25-500065-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 108 single-family attached residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

8. **PA-25-700021-MADISON MOHAWK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.45 acres. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

9. **ZC-25-0262-MADISON MOHAWK, LLC:**
ZONE CHANGES for the following: **1)** reclassify 2.45 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

10. **VS-25-0261-MADISON MOHAWK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment) and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

11. **WS-25-0263-MADISON MOHAWK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modified residential adjacency standards; and 3) waive street dedication requirements.

DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Post Road and the west side of Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

12. **ET-25-400037 (WS-23-0333)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) approach distance; 2) throat depth; 3) curb return; and 4) driveway width.
DESIGN REVIEWS for the following: 1) modifications to a previously approved High Impact Project and mixed-use project; and 2) finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/my/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

13. **ET-25-400038 (WS-20-0099)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; and 2) alternative parking lot design.
DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/rp/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

14. **ET-25-400039 (WS-23-0211)-MCM TOWER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase building height; 2) increase the height of exterior fixtures (luminaries) mounted on buildings; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office building; 2) parking garage with restaurants; and 3) finished grade on 4.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/rp/cv (For possible action) **05/21/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

15. **ET-25-400041 (DR-20-0098)-UNCOMMONS LIVING BLDG 2, LLC:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action) **05/21/25 BCC**

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

16. **ET-25-400042 (WS-23-0718)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for signage. **DESIGN REVIEW** for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action) **05/21/25 BCC**

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

17. **ET-25-400043 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 32.23 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District.
USE PERMITS for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a High Impact Project and mixed-use project. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action) **05/21/25 BCC**

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

18. **ET-25-400044 (UC-23-0604)-UNCOMMONS LIVING BLDG 1, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) modification to pedestrian realm; and 2) allow alternative design for pedestrian realm in conjunction with a previously approved mixed-use project on an 8.4 acres portion of 32.23 acres in a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action) **05/21/25 BCC**

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

19. **WC-25-400048 (WS-24-0498)-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:**
WAIVER OF CONDITIONS for waivers of development standards requiring per revised plan submitted on 10/30/24 for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **05/21/25 BCC**

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

20. **WS-25-0288-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:25-**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **05/21/25 BCC**

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

21. **WS-25-0251-DECATUR POST, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for modifications to a previously approved retail complex on 2.83 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/kh (For possible action) **05/21/25 BCC**

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

VII. General Business

1. None

VIII. Comments by the General Public-

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

- None

IX. Next Meeting Date: **May 13, 2025**

X. Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 7:20 p.m.
Vote: 3-0/Unanimous



Spring Valley Town Advisory Board

May 13, 2025

MINUTES

Board Members:	John Getter, PRESENT Dr. Juana Leia Jordan EXCUSED Carol Lee White PRESENT	Randal Okamura PRESENT Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Judith M. Rodriguez, Current Planning

II. Public Comment

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

- **None**

III. Approval of **April 29, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **HOLD** to Spring Valley Town Board Meeting on May 27, 2025

Vote: 4-0/Unanimous

IV. Approval of Agenda for **May 13, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
- **None**

VI. Planning & Zoning

1. **UC-25-0296-L V WAREHOUSE, LLC:**

USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Pioneer Way and the north side of Teco Avenue within Spring Valley. MN/lm/kh (For possible action) **06/03/25 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

2. **VS-25-0282-TKCZ, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Red Rock Street and Westwind Road within Spring Valley (description on file). MN/my/kh (For possible action) **06/03/25 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley May 27, 2025 meeting due to applicant not present.

Vote: 4-0/Unanimous

3. **VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road, and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

4. **WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths.

DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**

Motion by: **John Getter**

Action: **DENY** per staff recommendations

Vote: 4-0/Unanimous

5. **WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:**
WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action) **06/04/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

6. **ZC-25-0289-FORT APACHE DOMINUS, LLC:**
ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action) **06/04/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

VII. General Business

1. **None**

VIII. Comments by the General Public-

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

- **None**

IX. Next Meeting Date: **May 27, 2025**

X. Adjournment

Motion by: **John Getter**

Action: **ADJOURN** meeting at 6:57 p.m.

Vote: 4-0/Unanimous

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0373-DIAMOND MOHAWK CCA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment) and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-036; 163-36-701-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion right-of-way being Mohawk Street along the southern parcel. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalk. The plans also depict the vacation and abandonment of a pedestrian access easement along Mohawk Street on the northern parcel at the southwest existing driveway. The vacation of the easement is necessary as the easement is not at the same location as the driveway and the southerly parcel proposed development does not provide cross access to the northerly existing industrial development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0614	Reclassified 4.1 acres to M-D (AE-65) zoning for an office/warehouse facility	Approved by BCC	November 2023
VS-23-0615	Vacated and abandoned a portion of Mohawk Street for detached sidewalks	Approved by BCC	November 2023
DR-23-0154	Increased finished grade in conjunction with an office/warehouse building	Approved by BCC	May 2023
VS-22-0128	Vacated and abandoned patent easements	Approved by PC	May 2022
NZC-21-0606	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	January 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1049-07	Vacated and abandoned patent easements and a portion of Sobb Avenue for a future development - recorded	Approved by PC	November 2007
UC-1568-96	Overhead 230/138/12 kV power transmission lines	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Business Employment	IP (AE-65)	Office/warehouse complexes
South	Neighborhood Commercial	RS20 (AE-65)	Undeveloped
East	Business Employment	IP & IL (AE-65)	Drainage Channel, office/warehouse, & outside storage
West	Business Employment	RS20 (AE-65) (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
DR-25-0372	A design review for a vehicle rental facility 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 a pedestrian access easement that is 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

- Expunge VS-23-0615;
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RYAN SINICKI

CONTACT: RYAN SINICKI, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH,
LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-36-701-036

PROPERTY ADDRESS/ CROSS STREETS: East of Mohawk Street and North of West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Project scope includes a proposed Ryder Truck Rental facility which consists of a +/- 10,730 SF building, a fuel island with canopy, parking stalls, curb, parking islands and landscape, and a dumpster enclosure. No vacation of right-of-way vacation is proposed in order to match the conditions of the property to the north.

PROPERTY OWNER INFORMATION

NAME: Diamond Mohawk CCA, LLC

ADDRESS: 5052 S. Jones Boulevard, Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ryder Truck Rental, Inc.

ADDRESS: 6000 Windward Parkway

CITY: Alpharetta

STATE: GA

ZIP CODE: 30005

REF CONTACT ID # _____

TELEPHONE: (305) 500-3726

CELL _____

EMAIL: Andres_A_Carvalho@ryder.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn and Associates (Taylor Erdmann)

ADDRESS: 6671 S Las Vegas Boulevard #320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-786-1832

CELL _____

EMAIL: taylor.erdmann@kimley-horn.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s)

VS-25-0373

PC MEETING DATE

BCC MEETING DATE

7-2-2025

TAB/CAC LOCATION

Spring Valley

DATE 6-10-2025

ACCEPTED BY

DATE

FEES

5-7-2025

\$1,200

APR-25-100340



April 29, 2025

VIA ELECTRONIC SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Justification Letter
LV Ryder Truck Rentals (APR: 25-100340)
APN: 163-36-701-036

To Whom It May Concern:

Kimley-Horn represents Ryder Truck Rental, Inc. (the "Applicant") for the project referenced above. The proposed project is located on APN: 163-36-701-036. The project site is +/-4.06 acres.

The applicant is requesting a 5' wide vacation of right-of-way along Mohawk Street (APN: 163-36-799-005) to adhere to current Clark County Title 30 standards.

The applicant is requesting to vacate the existing Pedestrian Access Easement (Doc #: 20230814:01267) in response to Clark County Mapping's request received on 04/23/2025. Please note that a new Pedestrian Access Easement will be dedicated for the new driveway location in its place during the design process.

The applicant would like to expunge the existing vacation (VS-23-0615) that was previously approved and for the vacations requested herein to be approved in its place.

We look forward to working with Clark County on these vacations and moving forward with development in this area. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com if you should have any questions.

Sincerely,

Taylor Erdmann, P.E.
Kimley-Horn & Associates
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

VS-25-0373
**PLANNER
COPY**

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0372-DIAMOND MOHAWK CCA, LLC:

DESIGN REVIEW for a proposed vehicle rental and sales facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Mohawk Street, 300 feet north of Post Road within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-036

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.06
- Project Type: Vehicle rental and sales
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 10,730 (building) / 1,824 (fuel canopy)
- Parking Required/Provided: 23/26
- Sustainability Required/Provided: 7/6.5

History & Site Plan

The site was previously approved via ZC-23-0614 for a large office warehouse building that is no longer being requested. The proposed plan depicts a much smaller building for use as a truck rental facility. The site is located on the east side of Mohawk Street, approximately 300 feet north of Post Road. The plans show a 10,730 square foot vehicle rental and sales building is being proposed with the building centrally located on the west half of the site. The site plan also shows that a 7 bay loading area will be located on the north and south sides of the building. Additionally, vehicle rental truck parking is shown on the north, south, and east sides of the building. An accessory fuel storage and service island with canopy cover is shown northeast of the building 25 feet south of the north property line. A 12,000 gallon diesel tank is shown adjacent to the fuel canopy. Access to the site is provided by 2 commercial driveways that are 32 feet wide. The southern driveway is in the southwestern corner of the site, while the northern driveway will be at the northwest corner of the property. A 30 foot to 60 foot one-way drive aisle

entrance at the southwest corner of the site is shown which wraps around the building connecting to the northwest driveway at Mohawk Street. An entry gate is located 118 feet east of Mohawk Street at the southwest corner of the building. The exit gate is at the northwest corner of the building, 104 feet east of Mohawk Street. A north-south, 24 foot drive aisle connects the 2 driveways in front of the building with customer and employee parking on both sides. Additional truck parking are provided along the northern and southern property lines. The site has 24 standard parking spaces, 2 accessible parking spaces, and 71 truck/trailer parking spaces.

Landscaping

The plans show that street, parking lot, and perimeter landscaping is provided throughout the subject site. Along Mohawk Street, a 15 foot to 30 foot wide landscaping strip has been provided, with this strip consisting of a 5 foot landscaping strip adjacent to Mohawk Street with a 5 foot detached sidewalk followed by over 5 feet of additional landscaping. The landscaping between the sidewalk and parking spaces is over 20 feet in width. Within this street landscaping strip, 11 Shoestring Acacia in 2 staggered rows are provided, where 11 trees are required. The trees are generally spaced 20 feet apart. Within the parking lot, landscaping has been provided in various landscape islands. The landscape islands and planters contain 13 Mesquite and Shoestring Acacia trees on the west side of the building. The 11 trees along the southern property line are spaced approximately 30 feet on center and located within a 15 foot wide planter strip. An 8 foot decorative wall is provided along the full extent of the southern and eastern property lines. Although the prior design review for a warehouse will be expunged as a result of this request, the applicant's current plan includes landscaping and screen walls that were previously required as a condition of approval. Chain-link fencing is provided adjacent to the entry and exit gates, and along the northern property line.

Elevations

The elevations show that the proposed building will be 32 feet tall to the highest parapet. The exterior will mostly be composed of painted vertical seam metal panels on all 4 facades. The panels will be painted varying shades of grey with the colors varying between panel levels and roof articulations to break-up the facades. The roof is generally flat with a pitched portion at 12:1 at the east half of the building. Additionally, textured metal panels are provided at regular intervals on all 4 facades to facilitate architectural enhancements. Access to the building is provided by 1 aluminum commercial window-doors systems located on the western façade. Additional access is provided by painted metal doors on the eastern, southern, and northern facades. Seven metal roll-up doors are provided on the northern and southern facades. A canopy is over the west entrance and southwest corner windows of the building. A larger 20 foot high canopy extends from the south and east sides of the building for additional shade. A 20 foot high detached fuel canopy is located at the northeast corner of the building.

Floor Plans

The plans depict a 10,730 square foot truck rental building. The plans show 2,737 square feet of office space, parts room, locker room, employee breakroom, and rental counter spaces located on the west side of the building. The remainder of the building is open floor plan for the 7 truck bays and a small equipment room. The detached fuel canopy is 1,824 square feet in area at the northeast side of the main building.

Applicant's Justification

The applicant is proposing to construct a truck rental building on 4.06 acres with associated parking and accessory fueling. The vehicle rental and sales will operate from 6:00 a.m. to 11:00 p.m. Monday to Friday, and 7:00 a.m. to 5:00 p.m. on Saturday. The south drive aisle will be used as an entry to the truck rental parking and fueling area through a rolling gate that is set back 118 feet from Mohawk Street. The north drive aisle will be used for exiting trucks through a rolling gate that is 104 feet from Mohawk Street. Four bicycle parking spaces are provided adjacent to the building entrance. An 8 foot decorative block wall is located along the south property line and east property line.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0615	Vacated Mohawk Street right-of-way	Approved by BCC	December 2023
ZC-23-0614	Reclassified R-E to M-D zoning for an office/warehouse, driveway geometrics, parking lot landscaping, and finished grade	Approved by BCC	December 2023
VS-1049-07	Vacated and abandoned patent easements and a portion of Sobb Avenue for future development - recorded	Approved by PC	November 2007
UC-1568-96	Overhead 230/138/12 kV power transmission lines	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Business Employment	IP (AE-65)	Office/warehouse complexes
South	Neighborhood Commercial	RS20 (AE-65)	Undeveloped
East	Business Employment	IP & IL (AE-65)	Drainage Channel, office/warehouse, & outside storage
West	Business Employment	RS20 (AE-65) (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
VS-25-0373	A request to vacate 5 feet of Mohawk Street right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

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

The proposed truck rental and sales facility with associated accessory fuel storage and fuel canopy is consistent with the future land uses to the north, south, and east. The truck facilities are blocked from Mohawk Street views by the building and landscaping. The south and east sides of the property are screened by an 8 foot decorative wall. The site is designed to control access to the truck parking spaces and fuel facilities. The entry and exit driveways require trucks to exit the site at the northwest corner of the property with closest access to I-215 and I-15 by way of Mohawk Street, Patrick Lane, and Decatur Boulevard. Mohawk Street south of this property is not a finished paved road. Master Plan Policy 1.4.5 supports development transitions to mitigate the impacts of higher intensity uses proposed adjacent to future residential uses. Master Plan Policy 1.5.2 and Policy SV-1.1 encourages compatible in-fill development for transitioning from higher intensity uses. The truck rental facility includes indoor work bays and a fueling station located northeast of the building. The fueling station and fuel storage is located more than 240 feet from Mohawk Street, and approximately 290 feet from the residential property on the west side of Mohawk Street. The applicant states that 6.5 sustainability points are possible at this property, including additional landscape trees, water efficient planting, cool roof, building orientation, shade structures, 11 foot floor height, low emissivity glass, and shaded ADA ramps. Therefore, staff can support the design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65(65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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

- Expunge the design review portion of ZC-23-0614;
- 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;
- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0198-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN SINICKI

**CONTACT: RYAN SINICKI, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH,
LAS VEGAS, NV 89119**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-36-701-036

PROPERTY ADDRESS/ CROSS STREETS: East of Mohawk Street and North of West Post Road

DETAILED SUMMARY PROJECT DESCRIPTION

Project scope includes a proposed Ryder Truck Rental facility which consists of a +/- 10,730 SF building, a fuel island with canopy, parking stalls, curb, parking islands and landscape, and a dumpster enclosure. No vacation of right-of-way vacation is proposed in order to match the conditions of the property to the north.

PROPERTY OWNER INFORMATION

NAME: Diamond Mohawk CCA, LLC

ADDRESS: 5052 S. Jones Boulevard, Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ryder Truck Rental, Inc.

ADDRESS: 6000 Windward Parkway

CITY: Alpharetta

STATE: GA

ZIP CODE: 30005

REF CONTACT ID # _____

TELEPHONE: (305) 500-3726

CELL _____

EMAIL: Andres_A_Carvallo@ryder.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn and Associates (Taylor Erdmann)

ADDRESS: 6671 S Las Vegas Boulevard #320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-786-1832

CELL _____

EMAIL: taylor.erdmann@kimley-horn.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:



AC



AR



ET



PUDD



SN



UC



WS



ADR



AV



PA



SC



TC



VS



ZC



AG



DR



PUD



SDR



TM



WC



OTHER _____

APPLICATION # (s) DR-25-0372

PC MEETING DATE _____

BCC MEETING DATE 7-2-2025

TAB/CAC LOCATION Spring Valley

ACCEPTED BY [Signature]

DATE 5-7-2025

FEES \$ 1,000

DATE 6-10-2025

APR - 25 - 100340



May 6, 2025

VIA ELECTRONIC SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Justification Letter
LV Ryder Truck Rentals (APR: 25-100340)
APN: 163-36-701-036

To Whom It May Concern,

Kimley-Horn represents Ryder Truck Rental, Inc, (the "Applicant") for the project referenced above. The proposed project is located northeast of the intersection of West Post Road and Mohawk Street. The project site is approximately ± 4.06 acres and is currently undeveloped within site Assessor Parcel Number 163-36-701-036. The applicant is requesting design review for the proposed development which includes a commercial building, fuel island and tank with canopy, standard stalls, and trailer parking. This development use is listed as "vehicle rental or sales" as described in the Title 30 Development Code (30.03-1). The hours of operation are from 6:00 AM - 11:00 PM Monday – Friday, and 7 AM – 5 PM Saturday.

Design Review

The proposed project consists of a $\pm 10,730$ square feet (SF) building with new detached sidewalk, curb, (2) drive aisles, (4) ADA ramps, parking stalls, landscape islands, trailer parking stalls, trash enclosure, 6' tall fence with wire mesh screening along the north property line, a 2' tall turn down curb on the northern boundary of the parcel, and an 8' high decorative CMU block wall located along the southern, western, and eastern boundaries of the parcel in compliance with the NOFA received on December 18, 2023 for ZC-23-0614. Other improvements include an onsite (2) lane fuel island with an underground 12,000 gallon diesel fuel tank and a 18'-6" tall canopy.

Per Title 30 Code, the required parking designation for commercial vehicle rentals are 1 stall per 500 SF, requiring this site to have 22 standard stalls and 1 accessible parking stall. The proposed site provides 24 standard stalls and 2 accessible parking stalls, meeting the required amount of parking stalls. The proposed parking stall count is within the 15% allowed increase of proposed parking stalls per the Title 30 Code. The proposed development includes fifty-nine (59) 40'x12' trailer parking stalls and twelve (12) 30'x12' trailer parking stalls for trailer truck rentals. Four (4) bicycle parking spots are also provided to meet the Clark County Title 30 Standards located at the front entrance of the building. There are no loading spaces required as a part of this development. The sustainability score for this current design is 6.5 points, meeting the non-residential requirement. The completed sustainability checklist has been provided as a supplement to this submittal.

DR-25-0372
**PLANNER
COPY**



April 14, 2025
JaWaan Dodson
Clark County Public Works
500 S Grand Central Pkwy
Las Vegas, NV 89155

**RE: PW Submittal: APR-25-100340
Response to Comments Letter**

Justification Letter:

Comment 1:

Revise to remove the waiver of development standard for the commercial driveway spacing, that standard is for the driveway distance to the intersection. Revise to include a waiver of development standards to not install a detached sidewalk and include justification for not complying with the standard.

Response 1: The client has decided to move forward with a detached sidewalk and right-of-way vacation. We have removed the waiver of development standard for the driveway spacing and for the detached sidewalk accordingly.

Site Plan:

Comment 1:

Neither commercial driveway meets the minimum width of 32 feet lip of gutter to lip of gutter per Uniform Standard Drawing 222.1.

Response 1: Understood, the driveways have been drawn per Standard Drawings 222.1 with the 32 foot width from lip of gutter to lip of gutter.

Comment 2:

Provide and show the distance from the property line to the gates and label if they remain open during business hours or remain closed.

Response 2: The distance from the property line to the gates has been labeled on the plans. The gates are to remain open during business hours and have been labeled accordingly on the plans.

Landscape Plans:

Comment 1:

Provide and show the sight visibility zones per Uniform Standard Drawings 201.2.

Response 1: The sight visibility zones have been added to the Landscape Plans accordingly.

**PLANNER
COPY**

New offsite improvements along Mohawk Street include half-street improvements, curb and gutter, detached sidewalk, AC paving, and two (2) full-access commercial driveways. The existing curb and gutter located on the north end of the property will be protected in place. On-site landscaping will be installed behind the back of curb at a maximum tree spacing of 30 feet on center adjacent to Mohawk Street.

Thank You,



Taylor Erdmann, P.E.
Kimley-Horn
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

PLANNER
COPY

Please contact me at 702-731-2779 or taylor.erdmann@kimley-horn.com if you should have any questions.

Thank You,



Taylor Erdmann, P.E.
Kimley-Horn
6671 S. Las Vegas Blvd, Suite #320
Las Vegas, NV, 89119

PLANNER
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