



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

December 12, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Amy Beaulieu, Chairperson
 Geraldine Ramirez- Vice Chairperson
 Christopher Fobes
 Greg Konkin
 Anita Toso

Secretary: Sam Crunkilton, 702-473-0393, wwtabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@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, Invocation, 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 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 wishes

to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for September 26, 2024. (For possible action)
- IV. Approval of the Agenda for December 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
12/17/24 PC

1. ET-24-400122 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** screening mechanical equipment; **2)** alternative landscaping; and **3)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** vehicle sales facility; and **2)** alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/tpd/kh (For possible action)

01/07/25 PC

2. DR-24-0634-MC4 CONSTRUCTION, LLC:

DESIGN REVIEW for an office/warehouse building and site improvements in conjunction with an existing office/warehouse building with outdoor storage on 9.16 acres in an IL (Industrial Light) Zone. Generally located on the north side of Emerald Avenue, 700 feet east of Stephanie Street within Whitney. JG/jud/kh (For possible action)

- VII. General Business
 - a. Approve 2025 TAB Calendar (For possible action).
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board'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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- IX. Next Meeting Date: January 2, 2025, unless otherwise posted.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>

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



Whitney Town Advisory Board

September 26, 2024

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Absent

Secretary: Sam Crunkilton, 702-473-0393, wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:01 p.m. by Beaulieu.
- II. Public Comment
None
- III. Approval of September 12, 2024 Minutes
Motion to Approve
Moved by: Ramirez
Approved
Vote: 4-0 Unanimous
- IV. Approval of the Agenda for September 26, 2024
Motion to Approve
Moved by: Fobes
Approved
Vote: 4-0 Unanimous
- V. Informational Items
 1. **Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Whitney TAB for a two-year (2-year) term beginning January 2025.**
- VI. Planning & Zoning:
None

VII. General Business

- a. Take public input and finalize requests for the next fiscal year budget (For possible action)

New Fiscal Budget Items Discussed (FY 24-25):

- 1. Update landscape buffer on Wetlands Pkwy, outside of Squire Village.**
- 2. Add beautification landscaping to APN 161-27-599-003**
- 3. Add No commercial parking signs onto Nellis Blvd, between Tropicana and Russell**
- 4. New Executive Chairs for Whitney Town Advisory board meetings**
- 5. Two new easels for Whitney Town Advisory board meetings**
- 6. New Podium with Mic for presentations**

Motion to Approve

Moved by: Fobes

Approved

Vote: 4-0 Unanimous

VIII. Public Comment

- 1. No status updates on hiring more constables.**
- 2. Food vendor licenses: Business license team can confiscate food, but not equipment. Code enforcement can follow up on issues when food trucks are on private property.**

VIII. Next Meeting Date

The next regular meeting will be October 10, 2024, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:20 p.m.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-28-510-033
5717 Boulder Hwy
 PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Extension Of Time for a vehicle sales facility.

PROPERTY OWNER INFORMATION

NAME: Bayview Acquisitions LLC
 ADDRESS: 74 Hunt Valley Trail
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: _____ CELL 702-461-9711 EMAIL: onyxnv@gmail.com

APPLICANT INFORMATION (must match online record)

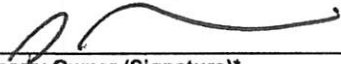
NAME: Peyman Masachi
 ADDRESS: 74 Hunt Valley Trail
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-461-9711 EMAIL: onyxnv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Peyman Masachi
 ADDRESS: 74 Hunt Valley Trail
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-461-9711 EMAIL: onyxnv@gmail.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)*

Jessica Yeroushalmi
 Property Owner (Print)

09-30-2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400122
 PC MEETING DATE 12/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Whitney

ACCEPTED BY Tyler (tpd)
 DATE 10/10/24
 FEES \$1,100.00

DATE 12/12/24

Bayview Acquisitions, LLC

74 Hunt Valley Trail
Henderson, NEVADA 89052

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

September 26, 2024

RE: Extension of Time for application WS-22-0084

As the owner Bayview Acquisitions, LLC, for property located on the Northeast corner of Boulder Highway And English Avenue. Please accept this application for an extension of time.

The original applications expired on April 5, 2024.

As you can see by the list of below application that are either completed or in-process, we have been, and continue to diligently pursue the necessary applications and documentations in-order to pull building permits for this project.

1. Drainage Study (PW22-19741)- Approved
2. Off-Site Permit (PW23-15848) – Submitted, bonds paid, and in approvable state
3. Bonds (PW23-15848-B01) – Paid
4. Nevada Department of Transportation (NDOT) Permit (218313-2024) – Approved with performance bond paid
5. SD24-990023 (pedestrian access easement) – Recorded
6. SD23-990131 (pedestrian access easement) – Recorded
7. Geotech Soils Report (PW-23-17091) – Preliminary Approval
8. With technical studies either approved or in an approvable state, building permits are ready to be submitted to the Clark County Building Department

In addition, please find the following attached documents for your review:

1. A copy of the grading and utility plans, pending payment of water connection fees.
2. A Copy of the NDOT paid Bond
3. A copy of the Clark County Bond
4. Notice of Final action

Based on the above information we respectfully request approval of our extension of time.

If you have any questions, please feel free to contact me.

Sincerely,

As Manager Jessica Yeroushalmi

**PLANNER
COPY**

TELEPHONE (702) 461-9711
410 South Rampart #390 LAS VEGAS, NEVADA 89145

ET-24-400122
JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400122 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

161-28-510-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements to screen mechanical equipment where required per Table 30.56-2.
2.
 - a. Permit an alternative landscape design along Boulder Highway where landscaping per Figure 30.64-17 is required.
 - b. Permit an alternative landscape design along English Avenue where landscaping per Figure 30.64-13 is required.
3.
 - a. Reduce driveway throat depth to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
 - b. Reduce the departure distance from an intersection to 17 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10.5% reduction).

DESIGN REVIEWS

1. A vehicle sales facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5717 Boulder Highway
- Site Acreage: 0.71

- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 672 office/1,216 service building
- Parking Required/Provided: 5/6

Site Plans

The approved plans depict a vehicle sales facility consisting of 2 buildings with access to the site from English Avenue. The approved plans depict a 6 foot high block wall along the southern and eastern property lines and a 6 foot high wrought iron fence along the northern and western property lines. Boulder Highway is located along the western property line and the fence will be set back 12 feet from the street. English Avenue is located along the northern property line and the fence will be set back 10 feet from the street. The 2 buildings are located on the southeastern portion of the site and consist of an office and a service building. The office is a modular building set back 10 feet from the southern property line, approximately 175 feet from Boulder Highway, and approximately 82 feet from English Avenue. The service building will be used to detail the vehicles and will not be open to the public. The service building is located 10 feet to the east of the office building, 10 feet from the southern property line, 21 feet from the eastern property line, and 57 feet from English Avenue.

Landscaping

The approved plan depicts 2 trees within the interior of the site, which are being provided for the parking lot landscaping. These trees are not in a landscape finger or island adjacent to the customer parking area, which is why the design review for alternative parking lot landscaping was required. Landscaping along the streets will consist of shrubs and groundcover along entire portions of the street frontages. Landscaping is shown on the northwest corner of the site at the intersection of the street adjacent to the entrance to the site. In addition, there are 6 trees shown on the southeast corner of the parcel. The trees will buffer the 2 buildings to the adjacent parcels on the south and east sides. There is 1 tree on the northeast corner of the site, east of the trash enclosure.

Elevations

The office building is a modular building with a flat roof. The office building is 1 story with a height of 12 feet and the exterior of the building has wood siding in a vertical lap pattern. The mechanical equipment consists of an HVAC unit mounted on the side of the building that will be visible from the street. The service building is 1 story with a height of 23 feet. The building has a flat roof and the exterior of the building consists of split face concrete block. There are 2 roll-up doors on the north side of the building, and no doors or windows on any of the other sides of this building.

Floor Plans

The office building has an area of 672 square feet consisting of a private office, restroom, and an open office area. The service building has an area of 1,216 square feet and has 2 bays used to detail vehicles before being placed on display.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0084:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the CCWRD website.

Applicant's Justification

The applicant states that they are in the process of obtaining permits from Public Works, the Building Department, and the Nevada Department of Transportation (NDOT). A drainage study (PW22-19741) has been approved and an off-site permit (PW23-15848) has been submitted. Furthermore, an NDOT permit (218313-2024) has been approved. The approved application (WS-22-0084) expired on April 5, 2024 and an extension of time is needed to allow for the project to commence as approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0084	Waivers of Development Standards and Design Reviews for a vehicle sales facility	Approved by PC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0614-07	Reclassified the site to a C-2 zone for a vehicle sales lot and maintenance facility; however, the use did not commence	Approved by BCC	September 2007
VC-1065-98	Permit a truck rental and sales facility - expired	Approved by PC	August 1998
UC-0875-93	Permit an automobile sales facility - expired	Approved by PC	July 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Corridor Mixed-Use	CG	Retail sales
South	Corridor Mixed-Use	CG	Vehicle sales

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that permits have been approved with the Public Works Department and Nevada Department of Transportation, as well as several permits that are in review. The applicant has received a preliminary approval for their Geotech Soils Report (PW23-17091) and recorded pedestrian easements (SD24-990023 and SD23-990131). Therefore, staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until April 5, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-401-002

PROPERTY ADDRESS/ CROSS STREETS: Emerald Ave & Stephanie, NEC (5950 Emerald Ave)

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a new building and additional parking on an existing industrial site

PROPERTY OWNER INFORMATION

NAME: M C 4 CONSTRUCTION L L C
 ADDRESS: 5950 Emerald Ave
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
 TELEPHONE: 702.478.6000 CELL 702.217.3357 EMAIL: dianna@mc4nv.com

APPLICANT INFORMATION (must match online record)

NAME: M C 4 CONSTRUCTION L L C
 ADDRESS: 5950 Emerald Ave
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89122 REF CONTACT ID # _____
 TELEPHONE: 702.478.6000 CELL 702.339.8893 EMAIL: john@mc4nv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. Garcia, Inc c/o Melissa Eure
 ADDRESS: 1055 Whitney Ranch Dr, Suite 210
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.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.

Dianna McCormack
 Property Owner (Signature)*

Dianna McCormack
 Property Owner (Print)

9-76-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) DR-24-0634

ACCEPTED BY JUD

PC MEETING DATE 01/07/2025

DATE 11/08/2024

BCC MEETING DATE _____

FEES \$1000.00

TAB/CAC LOCATION Whitney

DATE 12/12/2024

October 24, 2024



DR-24-0634

Sami Real, Director
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
For Design Review at Emerald Ave & Stephanie St (5950 Emerald)
APN#: 161-27-401-002

Dear Sami,

On behalf of the property owner and applicant, MC 4 Construction, LLC please accept this letter and attached as materials for a Design Review for a proposed office/warehouse building on an existing developed industrial site with outside storage in an existing industrial park. The proposed project is located within an existing development near the northeast corner of Emerald Ave & Stephanie St (950 Emerald Ave) on approximately 9.16+/- acres. The land use designation for the site is Business Employment (BE) and the zoning district is Industrial Light (IL).

The abutting properties to the north, south, east and west also have a land use designation of BE with a zoning district of IL. The properties to the north, south and west are existing warehouse/distribution center and outside storage. The property to the east is an approved warehouse. The Duck Creek Drainage Channel runs along the northeast corner of the property.

The site is currently operating as a contractor's yard for underground utilities for traffic signals, streetlights and sports lighting. They work for all the local municipalities and NDOT, as well as for several asphalt/paving companies. Their current operation needs additional space to expand their office area as well as their indoor storage space due to the demand for their services. Along with this additional building they will be adding approximately 10-20 new employees at this location.

Design Review

There are currently two existing buildings on the site, one office building, one warehouse building, and two shade structures for storage with the remainder of the site as outside storage. The existing buildings and structures will remain. The two shade structures are existing but not permitted. Permits will be submitted for shade structure D which is a prefabricated painted metal structure. It is painted an off-white color with a pitched roof. It is open on the east and west sides and is used for storing supplies and materials. There are no roll-up doors on the structure.

Shade structure C is also unpermitted and consists of two connex boxes and a pitched prefab metal roof that was placed on top of the connex boxes with a total height of 16.9 FT. The metal roof will be safely removed; however, the connex boxes will remain as additional storage space for materials that need to be out of the sun. The connex boxes will be approximately 9 FT in height once the roof is removed. The connex boxes are also painted an off-white color. Once the roof is removed a permit will not be needed for the connex boxes.

There is an existing 6 FT CMU block wall with 3 FT of security wire along the western portion of the property. The 3 FT of security wire will be removed however the 6FT CMU wall will remain.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

The proposed project is to add a new 23,544 SF office/warehouse building onto the property just north of the existing office building on the site (Building A). The building will consist of approximately 8,200 SF of office space including an employee breakroom and individual offices as well as larger open office areas where team meetings can be held. The rest of the proposed space will be a warehouse which will occupy the remaining area of the first floor as well as a mezzanine level for a total of about 15,342 SF. There is the potential for the mezzanine level to be expanded in the future to provide additional storage/ office space if needed.

The building will be a manufactured corrugated metal building with a maximum height of 28.1 FT in height. The building will be painted in varying shades of gray which will match with the existing two shade structures and the warehouse building which are white and off-white. The north and west sides of the building is greater than 50 FT in length. Alternating shades of gray have been used to break up the overall appearance of the west wall; however, this doesn't meet code section 30.04.05.G2 which requires two components of horizontal articulation. While it doesn't meet code it is consistent with the surrounding industrial development in the area. The south and east elevations are also greater than 50 FT in length but do meet this requirement. There are four bay doors which will all face east into the site. There will be shade canopies on the east and south elevations over the doors and large windows where the office is located.

The existing office is a sand tone.

The lighting on the walls of the building will be 15 FT in height. Lighting for the building will be shielded per code section 30.04.07.B.

The new warehouse/office building will allow them to expand their office area but more importantly to provide additional space for them to store conduits and cabling and other materials that are currently stored outside in the sun. The constant exposure to the UV rays causes these items to wear faster and in some cases to no longer be usable. The proposed building would give them much needed additional storage space to protect them from degradation and the elements and allow for less inventory to be lost due to damage from these conditions.

The site has 55 existing paved parking spaces where 50 spaces are required. This is 10% over the required amount where code allows up to 15% over the maximum. There is an existing pedestrian pathway from the existing office building to the parking for the new building. No new pedestrian pathway is proposed.

Per code Table 30.04-5 EV capable or installed parking is only required for warehouse/distribution when there are 100+ spaces which doesn't apply to this project. No EV capable or installed spaces are proposed.

The proposed project is a modification to the existing site. One of the sustainability requirements is for the shade devices to cover 50% of all south and west facing doors and windows. As there are no doors or windows on the west side of the building, 50% of the windows and doors on the south and east have shade devices, which still meets the requirement. The new building meets the sustainability requirements of code section 30.04.05.J as shown on the site plan.

The curb, sidewalk and gutter are existing for this site; no changes are proposed. None of the existing buildings or shade structures C are being changed or modified.

When originally approved the site had 20 trees approved where 15 were required and 16 shrubs along Emerald Ave (DR-00-0585). At the time of approval site visibility zones (SVZ) were not considered or part of the design review process. Where 6 of the approved streetscape trees were approved places them in the SVZ's. The current plan shows 11 perimeter trees outside of these areas. Given the SVZ's location and the location of utilities boxes at the southwest corner of the site, which were also not accounted for in the approved plan, there is no other place for additional trees to be planted along the streetscape.

There is existing perimeter landscaping and landscaping around the existing office building (A). The property has 55 existing parking spaces without parking lot landscaping. The site was originally approved for 15 spaces to the east of the existing office building without landscaping (DR-00-0585). Only the seven spaces along the east side of the office building were designed as approved. The other existing spaces were not previously approved and are therefore subject to parking lot landscaping. The spaces were placed by a previous owner on the existing asphalt.

The parking spaces require an additional 18 parking lot trees and 54 shrubs be added to the site. As the spaces are existing it is requested that an alternative landscape plan be allowed for the parking lot landscaping to be located along the perimeter between the new building and the office building as well as along the south perimeter rather than in parking lot landscape islands/fingers. A total of 30 new trees (16 large and 12 small) will be placed in these areas along with 114 new shrubs and ground cover. There are 4 existing large trees that will remain, and 50 existing shrubs along the perimeter areas and streetscape. The new and existing would equal a total of 45 trees and 164 shrubs on the site where 38 trees and 70 shrubs would be required. This alternative plan allows the trees to also be placed in areas other than the existing parking lot where trucks and forklifts used for the business are also passing where they could potentially become a nuisance and to make up for the loss of perimeter streetscape trees. Placing the required trees in the proposed locations will place them where most employees will park while also keeping them out of the way of day-to-day operations. This is also consistent with the surrounding development in the area.

Any trees determined not to count toward the required amount would be subject to the fee-in-lieu.

Design Review Approval Criteria 30.06.05.B

The following criteria is used to determine approval of a Design Review.

(1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

The proposed project is compatible with development in the area general vicinity. The site is an existing contractor's yard surrounded by other industrial property and the drainage channel.

(2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

The proposed project is for a new office/warehouse building. The elevations and design of the proposed building are not unsightly or undesirable in appearance and are compatible with the development in the area.

(3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The site is existing and site access and circulation currently do not negatively impact traffic and adjacent roadways. There will be no changes to the onsite or offsite circulation. No negative impact is foreseen.

Summary

The proposed office/warehouse building for the existing contractor's yard will provide much needed office and indoor storage space to expand their operation. The use is consistent with the surrounding uses and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Sincerely,



Melissa Eure
President

01/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0634-MC4 CONSTRUCTION, LLC:

DESIGN REVIEW for an office/warehouse building and site improvements in conjunction with an existing office/warehouse building with outdoor storage on 9.16 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Emerald Avenue, 700 feet east of Stephanie Street within Whitney. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-401-002

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5950 Emerald Avenue
- Site Acreage: 9.16
- Project Type: Office/warehouse & outdoor storage
- Number of Stories: 2 (new building)/1 (existing shipping containers)/1 (existing Shade Structure D)
- Building Height (feet): 29 (new building)/9 (existing shipping containers)/16 (existing Shade Structure D)
- Square Feet: 23,544 (new building)/320 (existing shipping containers, each)/700 (existing Shade Structure D)
- Parking Required/Provided: 50/55
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict a proposed office/warehouse building and site improvements in conjunction with an existing office/warehouse with outside storage. The site is currently operating as a contractor's yard for a business for underground utilities for traffic signals, streetlights, and sports lighting. There are 2 existing permitted buildings on the site, 1 office building (Building A) located on the southwest corner of the site, 1 warehouse building (Building B) located on the southcentral area of the site. Two existing but unpermitted shade structures are shown. Shade Structure C covers 2 shipping containers. The roof is proposed to be removed, but the shipping containers will remain. Both shipping containers are located north of Building B. Shade

Structure D is located north of the proposed building along the western boundary of the site. The proposed 23,544 square foot office/warehouse building will be north of Building A along the west side of the site. The site has 55 existing parking spaces. There is an existing pedestrian pathway from Building A to the parking lot for the new office/warehouse building. No new pedestrian pathway is proposed due to the nature of the development. Access to the site is via Emerald Avenue to the south. There is an existing 6 foot high CMU block wall with 3 feet of security wire on top along the western portion of the property. The 3 feet of security wire will be removed, but the CMU wall will remain. Along the north, northeast, and east property lines is an existing 10 foot high CMU wall that will remain. Northeast of the site is the Duck Creek Channel.

Landscaping

The original application, DR-0585-00, showed street landscaping, but due to sight visibility zones and utilities, some of the trees could not be installed. Site landscaping will be enhanced to provide additional trees and shrubs near parking areas and drive aisles with alternative tree placement due to existing site conditions. All required trees will be provided.

Elevations

The proposed building is 29 feet high and consists of a metal exterior with varying shades of gray and off-white to match the existing 2 buildings. Four roll-up overhead doors face the interior of the site and will not be visible from the right-of-way. The shipping containers are 9 feet high and painted an off-white color. Structure D is 16 feet high with a pitched roof and is painted an off-white color.

Floor Plans

The proposed building will have office space, employee breakroom, open office areas, and a warehouse area. The warehouse portion occupies the first floor as well as the mezzanine level.

Applicant's Justification

The applicant states that the site will provide much needed office and indoor storage space for the business. The use is consistent with the surrounding area and will not negatively affect the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0585-00	Commercial modular office building in conjunction with an industrial development	Approved by PC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Business Employment	IL	Industrial & automotive uses

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

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 overall design of the buildings and the site will not have a negative impact on the surrounding area as it complies with Policy WH-1.3, which aims to protect the viability of existing employment in Whitney. The proposed office/warehouse building meets all setbacks and incorporates architectural elements that will be complimentary with other structures on 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

- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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.

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 #0496-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MC4 CONSTRUCTION, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT

January 2025

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
	6:00 pm Goodsprings CANX 1:30 pm Laughlin CANX 6:30 pm Lone Mountain CANX 7:00 pm Moapa CANX 7:00 pm Paradise CANX 6:00 pm Spring Valley CANX 6:00 pm Winchester CANX	HOLIDAY 6:00 pm Enterprise CANX 7:00 pm Moapa Valley* CANX 7:00 pm Red Rock CANX 6:00 pm Searchlight CANX	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor CANX 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
	6:00 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

February 2025

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

March 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

April 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
28	29	30	1	2
	6:00 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

May 2025

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Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
	28		29		30		1		2
		6:00 pm Goodsprings		6:00 pm Enterprise		7:00 pm Bunkerville			
		1:30 pm Laughlin		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		6:30 pm Lone Mountain		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		5:30 pm Lwr Kyle Canyon		6:00 pm Searchlight		6:00 pm Whitney			
		7:00 pm Moapa							
		7:00 pm Paradise							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
	5		6		7		8		9
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
	12		13		14		15		16
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville*			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley		6:30 pm Indian Springs			
		7:00 pm Moapa*		6:00 pm Mt. Springs		6:30 pm Sunrise Manor			
		7:00 pm Paradise		6:00 pm Searchlight		6:00 pm Whitney			
		7:30 pm Sandy Valley							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
	19		20		21		22		23
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
	HOLIDAY		27		28		29		30
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		7:00 pm Moapa		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		7:00 pm Paradise		6:00 pm Searchlight		6:00 pm Whitney			
		6:00 pm Spring Valley							
		6:00 pm Winchester							

* = SPECIAL CALL MEETING

June 2025

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Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
	2		3		4		5		6
		6:00 pm PC Briefing 7:00 pm PC Meeting		9:00 am BCC Meeting					
	9		10		11		12		13
		1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight		7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney			
	16		17		18		19		20
		6:00 pm PC Briefing 7:00 pm PC Meeting		9:00 am BCC Meeting		Holiday			
	23		24		25		26		27
		6:00 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester		6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight		7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney			
	30		1		2		3		4
		6:00 pm PC Briefing 7:00 pm PC Meeting		9:00 am BCC Meeting				HOLIDAY	

* = SPECIAL CALL MEETING

July 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		HOLIDAY
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
28	29	30	31	1
	1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

August 2025

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Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
	4		5		6		7		8
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
	11		12		13		14		15
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville*			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley		6:30 pm Indian Springs			
		7:00 pm Moapa*		6:00 pm Searchlight		6:30 pm Sunrise Manor			
		7:00 pm Paradise				6:00 pm Whitney			
		7:30 pm Sandy Valley							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
	18		19		20		21		22
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
	25		26		27		28		29
		6:00 pm Goodsprings		6:00 pm Enterprise		7:00 pm Bunkerville			
		1:30 pm Laughlin		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		6:30 pm Lone Mountain		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		7:00 pm Moapa		6:00 pm Searchlight		6:00 pm Whitney			
		7:00 pm Paradise							
		6:00 pm Spring Valley							
		6:00 pm Winchester							

* = SPECIAL CALL MEETING

September 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
Holiday	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
29	30	1	2	2
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

October 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
	6:00 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY

* = SPECIAL CALL MEETING

November 2025

DRAFT

Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
3		4		5		6		7	
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
10		HOLIDAY	11	12		13		14	
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville*			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley		6:30 pm Indian Springs			
		7:00 pm Moapa*		6:00 pm Mt. Springs		6:30 pm Sunrise Manor			
		7:00 pm Paradise		6:00 pm Searchlight		6:00 pm Whitney			
		7:30 pm Sandy Valley							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
17		18		19		20		21	
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
24		25		26		HOLIDAY	27	HOLIDAY	28
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		7:00 pm Moapa		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		7:00 pm Paradise		6:00 pm Searchlight		6:00 pm Whitney			
		6:00 pm Spring Valley							
		6:00 pm Winchester							

* = SPECIAL CALL MEETING

December 2025

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	HOLIDAY	26
29	30	31	HOLIDAY	2
	6:00 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

January 2026

DRAFT

Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
29		30		31		1	HOLIDAY	2	
		6:00 pm Goodsprings		6:00 pm Enterprise		7:00 pm Bunkerville			
		1:30 pm Laughlin		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		6:30 pm Lone Mountain		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		7:00 pm Moapa		6:00 pm Searchlight		6:00 pm Whitney			
		7:00 pm Paradise							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
5		6		7		8		9	
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
12		13		14		15		16	
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville*			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley		6:30 pm Indian Springs			
		7:00 pm Moapa*		6:00 pm Mt. Springs		6:30 pm Sunrise Manor			
		7:00 pm Paradise		6:00 pm Searchlight		6:00 pm Whitney			
		7:30 pm Sandy Valley							
		6:00 pm Spring Valley							
		6:00 pm Winchester							
HOLIDAY	19	20		21		22		23	
		6:00 pm PC Briefing		9:00 am BCC Meeting					
		7:00 pm PC Meeting							
26		27		28		29		30	
		1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville			
		6:30 pm Lone Mountain		7:00 pm Moapa Valley*		6:00 pm Mt. Charleston			
		5:30 pm Lwr Kyle Canyon		7:00 pm Red Rock		6:30 pm Sunrise Manor			
		7:00 pm Moapa		6:00 pm Searchlight		6:00 pm Whitney			
		7:00 pm Paradise							
		6:00 pm Spring Valley							
		6:00 pm Winchester							

* = SPECIAL CALL MEETING

updated 8/9/18