



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

July 29, 2026

6:00pm

AGENDA

Note:

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

Board/Council Members: David Chestnut, Chair
Kaushal Shah
Andy Toulouse

Barris Kaiser, Vice Chair
Chris Caluya

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): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for July 15, 2026. (For possible action)
- IV. Approval of the Agenda for July 29, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:**
USE PERMITS for the following: 1) multi-family residential development; 2) modified development standards.
DESIGN REVIEW for a multi-family residential development in conjunction with an existing golf course on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) 08/05/26 BCC
2. **TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:**
TENTATIVE MAP consisting of 17 multi-family residential units and common lots on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) 08/05/26 BCC
3. **PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) on a 14.92 acre portion of a 17.72 acre site. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise. JJ/gc (For possible action) 08/18/26 PC
4. **ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 14.92 acre portion of a 17.72 acre site from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise (description on file). JJ/gc (For possible action) 08/18/26 PC

5. **VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/rg/cv (For possible action) 08/18/26 PC
6. **WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) increase driveway entrance width for a private street.
DESIGN REVIEW for a single-family residential detached development on 14.92 acres in an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) 08/18/26 PC
7. **TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
TENTATIVE MAP for a 113 single-family residential lots and common lots on 14.92 acres in an RS10 (Residential Single-Family 10) zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) 08/18/26 PC
8. **SDR-26-0407-SILVERADO RANCH PLAZA L L C**
SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message unit, static sign; and 2) increase the number of freestanding signs in conjunction with an existing shopping center on 25.59 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Eastern Avenue within Enterprise. MN/rg/cv (For possible action) 08/18/26 PC
9. **SDR-26-0395-KUM & GO, LLC**
SIGN DESIGN REVIEW to increase the height of freestanding signs in conjunction with a proposed gas station and retail store on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/hw/cv (For possible action) 08/19/26 BCC
10. **VS-26-0398-MARY BARTSAS 7, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action) 08/19/26 BCC

11. **UC-26-0397-MARY BARTSAS 7, LLC:**

USE PERMITS for the following: 1) expand the gaming enterprise district; and 2) resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action) 08/19/26 BCC

12. **WS-26-0384-ZHENG DA, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening width.

DESIGN REVIEW for modifications to a previously approved commercial building on 0.85 acres in a CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/xx (For possible action) 08/19/26 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: August 12, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

July 15, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:00 p.m.

Tyler DeLorenzo, 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 Minutes for June 10, 2026 and July 1m 2026, (For possible action)

Motion by David Chestnut

Action: **APPROVE** Enterprise TAB Minutes for June 10, 2026, as published.

Motion **PASSED** (5-0)/Unanimous.

Motion by David Chestnut

Action: **APPROVE** Enterprise TAB Minutes for July 1, 2026, as published.

Motion **PASSED** (5-0)/Unanimous.

IV. Approval of Agenda for July 15, 2026 and Hold, Combine or Delete Any Items (For possible action)

Applicant has **WITHDRAWN** the application:

6. ET-26-400057 (UC-22-0459)-NV LAS DEC, LLC:

Related applications to be hard together:

1. VS-26-0293-PARDEE HOMES NEVADA:
2. WS-26-0294-PARDEE HOMES NEVADA:
4. VS-26-0347-CHURCH FULL GOSPEL LV KOREAN:
5. DR-26-0346-CHURCH FULL GOSPEL LV KOREAN:

Motion by David Chestnut

Action: **APPROVE** agenda for July 15, 2026, **as amended**.

Motion **PASSED** (5-0)/Unanimous.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None.

VI. Planning & Zoning

1. **VS-26-0293-PARDEE HOMES NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

2. **WS-26-0294-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Any combination of retaining and decorative wall over 9 ft adjacent to public right of way to be terrace and landscaped or rockscape
- Approve Design Review
- Approve Waiver Development Standards

Per if approved staff conditions.

Motion **PASSED** (5-0) /Unanimous

3. **TM-26-500087-CACTUS BERMUDA INVESTMENTS, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.69 acres in a CN (Commercial Neighborhood) Zone. Generally located west of Bermuda Road and the south of Cactus Avenue within Enterprise. MN/jud/kh (For possible action) **07/21/26 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

4. **VS-26-0347-CHURCH FULL GOSPEL LV KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jm/kh (For possible action) **08/05/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

5. **DR-26-0346-CHURCH FULL GOSPEL LV KOREAN:**
DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 16.85 acres in an RS20 (Residential Single-family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and west side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action) **08/05/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

6. **ET-26-400057 (UC-22-0459)-NV LAS DEC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for full off-site improvements in conjunction with an approved 230kV substation with associated equipment on 8.66 acres in an IP (Industrial Park) Zone. Generally located south of Maule Avenue and west of Redwood Street within Enterprise. MN/rk/kh (For possible action) **08/05/26 BCC**

Application has been **WITHDRAWN** by the applicant

7. **UC-26-0311-BBP PROPERTIES, LLC:**
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; and 2) reduce throat depth.
DESIGN REVIEW for proposed outdoor storage on 2.38 acres in an IP (Industrial Park) Zone. Generally located east of Corporate Plaza Drive and south of Badura Avenue within Enterprise. MN/mh/kh (For possible action) **08/05/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permit

DENY: Waivers of Development Standards #1

APPROVE: Waivers of Development Standards #2

DENY: Design Review

ADD Comprehensive Planning conditions:

- Applicant to use an alternate parking surface with heat retention less than asphalt
- 2-year review for the Use Permit from the application approval date

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

8. **VS-26-0341-PN II, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/jl/kh (For possible action) **08/05/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. None

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/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 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.

IX. Next Meeting Date: July 29, 2026

The next regular meeting will be Date at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Dave Chestnut

Action: **ADJOURN** meeting at 7:02 p.m.

Motion **PASSED** (5-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:

USE PERMITS for the following: 1) multi-family residential development; 2) modified development standards.

DESIGN REVIEW for a multi-family residential development in conjunction with an existing golf course on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay.

Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

191-06-801-012

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7 (proposed multi-family residential development)/8.05 (entire parcel)
- Project Type: Multi-family residential development (condominium)
- Number of Units: 17
- Density (du/ac): 10
- Number of Stories: 3
- Building Height (feet): 50 (top of the roof)/53 (top of the chimney)
- Square Feet: 47,768 (Building #1)/51,672 (Building #2)/8,862 (Building #3)
- Minimum/Maximum Unit Size (square feet): 1,850/4,950
- Open Space Required/Provided: 6,800/6,800
- Parking Required/Provided: 37/34

History & Site Plan

The original zone change request (ZC-1604-99) established a mixed-use comprehensive master planned community within Southern Highlands which included a use permit for modified residential development standards and a golf course. The application also included a request for 8,500 dwelling units within 3 residential categories, 3 commercial categories, and public facilities areas. Development within Southern Highlands had been progressing as scheduled, and the applicant had requested extensions of time for the original zone change to run with the

companion Development Agreement. The Development Agreement extension of time, ET-24-400004, was approved on February 21, 2024 with a new completion date of March 2, 2039. The Development Agreement includes the areas currently being developed or those that are undeveloped and owned by the applicant. The Southern Highlands Golf clubhouse was built in 2000 in support of the golf course and as a membership amenity for surrounding residential property.

The applicant is proposing to develop 17 multi-family units (condominium) on a 1.7 acre portion of an existing 8.05 acre C-2 zoned site within the Southern Highlands Golf Club property (APN 191-06-801-012). In the area where the 17 units are proposed, there are currently 5 single-story buildings (the cottages) with 10 units used exclusively by the golf club for members of the club and their guests. The existing 5 buildings and 10 units will be removed for the proposed construction. The remaining 6.35 acres of the commercial parcel is currently occupied by the Southern Highlands Golf Course clubhouse and associated visitor parking, which will remain in place. The adjacent 155 acre Southern Highlands Golf Course (APN 191-06-701-014) will also remain unchanged. Two of the 17 proposed condominium units in building 3 will continue to be used by the golf club for members and guests, similar to the use of the former cottages.

The 1.7 acre area includes 3 proposed multi-family (condominium) buildings with building #1 located on the north side of the parcel and east of the existing clubhouse with 6 proposed units. Building #2 will have 9 units and is located on the southeast corner of the property. Building #3 is west of building #2 on the south side of the parcel and has 2 units. Building #1 is 1 foot from the future west property line and 16 feet from the north property line and just east of the north to south golf course pathway. A 20 foot high series of 3 retaining walls is located on the east side of Building #1. Building #2 is 15 feet from the south property line and 1 foot from the east property line and is just west of the retaining wall. Building #3 is 4 feet north of the south property line and surrounded on 3 sides by the interior driveways. All buildings have 1st floor garage spaces with pedestrian access facing the interior of the complex. The proposed residential density is 10 dwelling units per acre.

Access to the condominium units will be provided from Robert Trent Jones Lane. Parking for residents will be accommodated within ground-floor garages, with additional visitor parking available in the existing clubhouse parking lot. Pedestrian connectivity to the golf course clubhouse is provided along the west side of the site via an existing sidewalk and driveway connection.

The applicant has requested a use permit to allow modified standards for retaining walls up to 20 feet in height with an 8-foot fence along the condominium property lines. The proposed driveway will connect to the existing clubhouse parking lot, and the private drive will transition to Robert Trent Jones Lane. Both access points will include decorative 8 foot sliding gates with 10 foot pilasters. The applicant also requests modified standards to reduce front, side, and rear yard setbacks for livable areas to between zero and 1 foot in specified locations. Most building setbacks between Robert Trent Jones Lane and Buildings #2 and #3 will be at least 10 feet. All garages will maintain a minimum 20 foot setback from the perimeter property line and will face the interior driveways.

REQUESTS FOR MODIFIED STANDARDS TABLE:

Standard	Permitted/Required	Modification Requested
Building Height	Max 50 feet	Max 53 feet
Retaining Walls Height	12 feet previously approved	20 feet
Fences and walls	6 feet	8 foot perimeter walls and gates/10 foot pilasters
Building Setbacks	10 feet front 10 feet side 10 feet rear	0 front 1 foot side 10 feet rear
Cul-de-sac turn around	Not discussed	Permit
Visitor parking	0.2 spaces per unit	0 spaces per unit

Landscaping

Landscaping is provided in the common areas around the buildings with trees and many shrubs shown on the plan. The site has no frontage on public streets and no parking outside of garage spaces. No buffer landscaping is required for this development.

Elevations

The proposed elevations reflect a contemporary architectural style characterized by flat roof forms with multiple wall and roof plane offsets. All building sides are fully wrapped with a stone veneer base, complemented by a combination of stucco finishes, simulated wood horizontal louvers and battens, and extensive vinyl-framed window systems. Outdoor deck areas feature glass guardrails. The materials and façade elements provide consistent architectural treatment on all elevations.

Floor Plans

The proposed condominium project consists of three residential buildings containing a total of 17 units: one 6 unit building, one 9 unit building, and one 2-unit building. Each unit includes an attached two-car garage with space for a golf cart. All units except those on the ground floor are served by private elevators. Unit sizes range from approximately 1,850 to nearly 5,000 square feet, with the overall mix comprising 3, two bedroom units; 7, three bedroom units; and 7, four bedroom units. Building access is provided from the interior of the site along the internal driveway, with first-floor garages offering additional interior entry.

Applicant's Justification

Southern Highlands Golf Club is requesting approval for entitlements associated with the Southern Highlands Golf Club Residences, located at the west end of Robert Trent Jones Lane on parcel 191-06-801-012. A recorded parcel map (Book 132 Page 60) establishes a standalone parcel for the clubhouse and the proposed development area. A companion tentative map is proposed for the proposed condominium development. The project introduces a high-end, low-maintenance residential condominium community adjacent to the existing 52,000 square foot clubhouse, offering concierge services and a luxury "lock-and-leave" lifestyle. There are 34 parking spaces provided in garage spaces on the multi-family residential property with 3 visitor parking spaces to be shared and available at the clubhouse parking lot. The site is within a C-2 zoning district, permitting up to 4 stories/50 feet by right. The existing clubhouse is 53 feet tall.

This application is for residential condominiums, companion tentative map, design review, and a special use permit for modified development standards and multi-family use. In the area where this new project is proposed, there are currently 5 one-story buildings ("The Cottages") with 10 total units approved with the original golf course application, and they will be removed to accommodate the new project. These units are presently used exclusively by the Golf Club for members of the club and their guests. The proposed development includes 17 units on 1.7 acres (10 du/ac). Processing follows the locked-in Title 29 standards per the Southern Highlands Development Agreement, with the developer electing on 5-6-2026 to adopt applicable portions of Title 30 allowing multi-family use within comparable C-2 zoning. Similar use permits have been approved throughout Southern Highlands custom lot areas (UC-0370-14) for retaining walls up to 19 feet in height. In consideration of the project's adherence to the architectural character of the Southern Highlands custom estates community, its provision of a compatible luxury residential offering, its compliance with C-2 building height standards, and its alignment with the quality of comparable premier golf course communities, the Developer respectfully requests a favorable recommendation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0370	Use permit for modified development standards and modified street section standards in conjunction with a proposed 5 lot single-family residential development	Held No Date - Expired	April 2023
UC-0274-08	Use permit for modified residential standards on 700 acres in an R-2, R-3, C-2, and H-1 zoning	Approved by PC	May 2008
UC-0075-07	Use permit for modified development standards within common element lots such as signs, guardhouses, gazebos, recreation and community facilities, fences, walls, and similar structures and uses on 490 acres in R-2 zoning	Approved by PC	February 2007
ZC-1536-05	Zone change for 356 acres from R-E to R-2 zoning for a Comprehensive Master Planned Community (Southern Highlands), use permit for modified residential development standards, variances to waive the required setbacks from section and center section lines, and waived the required setbacks from township and range lines	Approved by BCC	December 2005
ZC-1604-99	Zone change from C-2 and R-2 zoning which was a part of a mixed-use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified residential development standards which included, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

This application is for residential condominiums, companion tentative map, design review, and a special use permit for modified development standards and multi-family use. In the area where this new project is proposed, there are currently 5 one-story buildings ("The Cottages") with 10 total units approved with the original golf course application, and they will be removed to accommodate the new project. These units are presently used exclusively by the Golf Club for members of the club and their guests. The proposed development includes 17 units on 1.7 acres (10 du/ac). Processing follows the locked-in Title 29 standards per the Southern Highlands Development Agreement, with the developer electing on 5-6-2026 to adopt applicable portions of Title 30 allowing multi-family use within comparable C-2 zoning. Similar use permits have been approved throughout Southern Highlands custom lot areas (UC-0370-14) for retaining walls up to 19 feet in height. In consideration of the project's adherence to the architectural character of the Southern Highlands custom estates community, its provision of a compatible luxury residential offering, its compliance with C-2 building height standards, and its alignment with the quality of comparable premier golf course communities, the Developer respectfully requests a favorable recommendation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0370	Use permit for modified development standards and modified street section standards in conjunction with a proposed 5 lot single-family residential development	Held No Date - Expired	April 2023
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UC-0075-07	Use permit for modified development standards within common element lots such as signs, guardhouses, gazebos, recreation and community facilities, fences, walls, and similar structures and uses on 490 acres in R-2 zoning	Approved by PC	February 2007
ZC-1536-05	Zone change for 356 acres from R-E to R-2 zoning for a Comprehensive Master Planned Community (Southern Highlands), use permit for modified residential development standards, variances to waive the required setbacks from section and center section lines, and waived the required setbacks from township and range lines	Approved by BCC	December 2005
ZC-1604-99	Zone change from C-2 and R-2 zoning which was a part of a mixed-use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified residential development standards which included, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Southern Highlands Golf Course & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Single-family residential

Related Applications

Application Number	Request
TM-26-500090	A tentative condominium map for 17 multi-family residential units and common lots units 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 29.

Analysis

Comprehensive Planning

Use Permits

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

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 other 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.

Use Permits & Design Review

The proposed multi-family residential development is designed with minimal impact to the existing homes within the master-planned community, as well as the remainder of the golf course. The property currently has 5 existing buildings with 10 units serving as cottages for use by members of the golf club and guests. The proposed demolition of those units and replacing them with the proposed 17 unit condominium is complementary to the existing golf course and clubhouse uses while modernizing the amenities for club members and guests. The increase in retaining wall and fence heights is necessary due to the undulating topography of the golf course itself. Additionally, the proposed retaining walls include 5 foot separation between each row of

walls. Modifying the building setback areas allows for greater architectural flexibility while remaining compatible with the existing single-family residential development and the golf clubhouse within Southern Highlands. While the setbacks are measured to the future property lines which are the boundaries of the proposed map, the future property lines are not adjacent to any existing residences or right-of-way; therefore, staff is not anticipating any adverse impact. 34 parking spaces are provided within the garage spaces on the multi-family residential property, with 3 visitor parking spaces to be available at the clubhouse parking lot.

The modern architecture of the multi-family development is compatible with the single-family homes in the immediate area. The surrounding mature landscaping provides a natural buffer between the existing development, the proposed condominium buildings, the golf course, and nearby homes. The addition of 17 condominium units, with most parking accommodated within enclosed garages, eliminates the need for an open-air parking lot and avoids negative visual or functional impacts on the surrounding area. This site previously contained five buildings with similar residential uses. The three proposed buildings with the proposed cul-de-sac design will not interfere with pedestrian or vehicular circulation within the golf course property. The requested height above 50 feet is limited to architectural features only and does not involve any habitable space. Garage doors are centrally located within the three-building layout and do not face nearby residential properties; they are further screened from view by their internal placement. The applicant has agreed to follow the county's commercial-zone multi-family residential development process, in combination with Title 29 provisions, allowing up to 10 dwelling units per acre within commercial zoning districts. This approach aligns the project with other multifamily developments in mixed-use commercial development areas throughout Clark County. For these reasons, staff supports the requests.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 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.

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 #0630-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** SOUTHERN HIGHLANDS GOLF CLUB**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC/DR-26-0350 and TM-26-500090

1A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/15/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/05/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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

Page 2 of 7



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100200

ASSESSOR PARCEL #(s): A portion of 191-06-701-011

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit-modify standards, design review, and tentative map

PROPERTY OWNER INFORMATION

NAME: SOUTHERN HIGHLANDS GOLF CLUB

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

TELEPHONE: 702-220-6565

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Olympia Companies

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

TELEPHONE: 702-220-6565

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-284-5300

CELL _____

ACCELA REFERENCE CONTACT ID # lvproc@westwoodps.com

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

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


Property Owner (Signature)*

Chris Armstrong
Property Owner (Print)

2.9.2026
Date

June 9, 2026

Jennifer Ammerman, Director
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Southern Highlands Golf Club, The Residences APR-26-100200 APN:191-06-801-012

REVISED - Project Description and Justification Letter for a Tentative Map, Design Review, and a Special Use Permit to establish Modified Development Standards and Residential Use.

Dear Ms. Ammerman,

Southern Highlands Golf Club (SHGC) herein requests approval of the aforementioned entitlements for the Southern Highlands Golf Club Residences project. This project is located at the western terminus of Robert Trent Jones Lane, immediately east of the existing Southern Highlands Golf Course clubhouse. The assessor's parcel number for this project is 191-06-801-012. A parcel map has been recorded (Book 132 Page 60) to create a separate parcel for the golf course clubhouse area and includes this area of proposed development.

This justification and project description letter are intended to explain the project in further detail and identify the changing conditions and emerging trends that have been established in similar master planned communities, and specifically private golf course communities. The Residences will be a very exclusive, luxurious, high end, turnkey residential lifestyle project that offers "lock and leave" living. The proximity to the 52,000 +/- square foot (under roof) existing golf clubhouse, and dedicated concierge services provide an unsurpassed level of amenities and resident services. The proposed buildings are located within C-2 zoning of the project where 4 stories and 50' are permitted by right, and up to 9 stories or 100' are permitted with a special use permit (Table 29.16-1). The existing golf clubhouse was approved and built to 53' in height.

This application is intended to address the residential condominium use, design review, and special use permit for development standards/uses for the project. Please note that the special use permit intends to incorporate revised modified development standards and permit the multi-family residential three-story condominium use. The proposed density of 17 units across the proposed 1.7-acre parcel is 10 du/ac. Zoning and processing are per the locked in Title 29 as adopted in the approved Southern Highlands Development Agreement. The approved Development Agreement Section 3.07(b) permits the developer in its sole discretion to accept new development standards and code changes. Developer made a request on 5.6.2026 to accept applicable portions of Title 30 that permit the comparable zoning designation of C-2 for multi-family use.

Project Overview

This new project is a luxurious attached residential product that will be located immediately adjacent to the existing Clubhouse for the Southern Highlands Golf Course. The units will sell for approximately \$3.8M to \$9.5M. In the area where this new project is proposed, there are currently 5 one-story buildings ("The Cottages") with 10 total units approved with the original golf course application, and they will be removed to accommodate the new project. These units are presently used exclusively by the Golf Club for members of the club and their guests.

There will be three new residential buildings constructed to replace the existing Cottages, with a total of 17 units consisting of one building of 5 units, one building of 9 units and one building of 2 units. Therefore, there

is an increase from 10 existing units to 17 units. Generally, each unit will have a two-car garage, and a golf cart parking space. Please refer to the attached site plan and architectural drawings for more detailed information.

The maturation of the luxury golf course sub-market has resulted in an increased demand for attached exclusive residential uses with special amenities and services. The Residences address the changing demographic trend to provide infill projects with highly amenitized and convenient living for sophisticated, refined buyers.

The technical engineering studies will identify any infrastructure requirements, and the improvement plans will address all these requirements. As shown in the attached elevations and renderings, significant detail has been committed to the design of the buildings to ensure consistency and quality. The architecture of the new buildings bridges the traditional style of the Golf Club with a more contemporary flavor to meet the demands of today's buyers. A leading national architectural design firm (Bassenian Lagoni) has been hired to ensure all market trends are addressed while providing a highly desirable luxury product.

The proposed density of residential component falls within the approved densities of Southern Highlands at 10 du/ac, with a parcel of 1.7 acres with 17 units. The proposed addition of 17 units will not exceed the allotted approved unit count under the approved development agreement for the community and therefore will not present any additional pressures on required public services or utilities. This project currently is zoned C-2 as approved with ROI-1604-99 which also created the major project of Southern Highlands. ZC-1604-99 was approved in December 1999, and it approved the C-2 zoning for the Clubhouse area, and the use permit for the Golf course. The action also identifies the need for C-2 zoning to support the clubhouse and golf villas/bungalows as these villas would be rented by members and guests of the members. The cottages have been used in this manner since the golf club opened and will continue with this application for two of the units.

Design Review

The Residences development will consist of 3 buildings. One building will have 6 units, one building will have 9 units, and one building with 2 units. Each unit will have a 2 car-attached garage and accommodate a golf cart. The buildings will consist of "flats" on each floor with a personal elevator for each except the ground floor unit. In particular, this means that except for the first floor, each unit will occupy one floor of living space. Units will range in size from 1,850 square feet to almost 5,000 square feet.

The buildings will generally face to the north and east and be accessed from the same location as the existing cottages driveway. Considerable time has been spent on the details of the proposed project. The building heights to the roof will generally be 50' and 3 stories, which allow for expansive floor to ceiling space within each unit, that is necessary to compete in the luxury segment of today's market. A request for up to 53' is requested for architecture encroachments as well as chimney over-runs above the 50'. These chimney over-run areas are generally 53' in height (which is the approved height for the existing golf clubhouse) and are limited in location and provide additional architectural enhancements to elevate the product. The internal ceilings are generally 12', which is preferred in luxurious products such as this. The C-2 zone permits 50' and 4 stories, and these new buildings will be 3 stories, and be lower in height than many of the mature trees in the surrounding area. The massing of the buildings reveals varying forms and roof lines, with extensive use of materials that are consistent throughout Southern Highlands and specifically within the custom lot and estate areas of Southern Highlands. Stone veneer, trim detailing and metal accents, wood simulated louvers, wood simulated battens, glass railings are used throughout, with colors that are consistent and compatible with adjacent and nearby development.

There will also be an 8' high steel fence (while supporting pilasters will be approximately 10' in height) that encloses the new community, with gated vehicular access for residents. There will be no through traffic, as all traffic will ingress and egress at the main gate from the Robert Trent Jones private drive, with the exception of accommodation for emergency vehicles. Emergency egress will be allowed at the NW corner of the driveway area.

Special Use Permit - Modified Residential Development Standards

As a part of this entitlement package, we are requesting a Special Use Permit to establish Modified Development Standards. One of the provisions of a negotiated Development Agreement is the ability to request modified development standards to accommodate unique developments. The following are requested:

1. 53' in height. – 50' for the principal structure, 5' for architectural intrusions, including chimneys/ chimney overruns.
Per Title 29.16.370 Note: Existing C-2 would permit 50' in height and 4 stories, and 9 stories and 100' with a use permit, The principal structure will comply with 50' and the additional request is minimal and consistent with other similar projects. The existing Clubhouse is built to 53'
2. Over height retaining walls on the north and east side of the buildings.
 - a. These retaining walls will be constructed on the golf course side of the condominium buildings to take up the steep grade in the area adjacent to existing waterfall and lake feature. It is requested that single retaining walls of up to 20' in height be approved for this project. This height is due to the steep nature of the slope between the existing bungalows and the golf course lake. Intense and mature landscaping presently exists throughout this area, and any landscaping removed will be replaced with intense landscaping and none will be visible from any public right-of-way. It will be visible from the golf course; however, the developer is incentivized to preserve the character of the golf course through adequate screening of this wall.
3. Reduction in building setback to 1' to motor court.
 - a. The request for the reduction in the building setback to a drive-aisle for 1' within the motor court area. This will accommodate portions of the buildings including the garages. This is a unique product that requires special accommodation and will not impact any other homeowner. All building codes will be adhered to.
4. Reduction for perimeter setback to 0'
 - a. The Residences are designed to seamlessly integrate into the surrounding golf course and while the setbacks may be 0', the openness and expanse of the golf course will provide picturesque and impressive views. All building codes will be adhered to.
5. Hammerhead Cul-de-Sac for the units.
 - a. A request has been submitted to Clark County Fire Department to permit a hammerhead cul- de-sac as a modified standard for multi-family developments. Justification for this request is due to the low volume of traffic, no on-street parking being permitted, and limited residential units being accessed from this cul-de-sac.
6. Parking reduction
 - a. Per the parking analysis included in the accompanying site plan, total required parking is 37 (36.65) spaces, including visitor parking. There are a total of 34 parking spaces provided on site. The site provides 34 spaces within the units where 33.25 spaces are required, therefore, we are requesting all visitor parking spaces be provided via the valet service of the golf club. The golf club operates numerous events with significant attendance, and the

mandatory valet service ensures that adequate parking is always available. In twenty-six years of operation, the golf club has accommodated all parking needs for numerous events.

REQUESTS FOR MODIFIED STANDARDS TABLE:

Item	Permitted/Required	Modification Request	Notes etc.
Building Height Increase	Max 50'	50' for principal, 53' for architectural encroachments	Previously approved for 53', requesting for chimnies etc.
Over height retaining walls	12' approved for Southern Highlands	20'	Existing significant topo, and limited horizontal distance necessitates requests
Building Setbacks	10' Front 10' side 10' rear	0' 1' to motor court	Use is surrounded by open space of golf course, so setbacks are not necessary. Building codes will be met.
Hammerhead Cul-de-Sac	Not permitted	Permit	Limited # of units, and low number of units make appropriate
Parking Reduction	3 visitor parking spaces	0 parking spaces on site	Visitor valet parking will be provided immediately adjacent to the project at the golf clubhouse.

Given the following: attention to design detail and respect of the architectural vernacular of the Southern Highlands custom estates community; desirable and compatible residential use to address the need for a luxurious, turn-key, secure, "lock and leave" residential development; building heights that are consistent with the existing golf course and permissible in the C-2 zoning district; the need to provide luxurious resort type living that is consistent with other luxury, high end golf course communities (such as The Summit in Summerlin);, the Developer respectfully requests your favorable recommendation of the project.

Thank you for your consideration. Please contact me at (702) 204-9989 if you have any questions regarding these applications.

Sincerely,



Chris Armstrong
Vice President of Development
Olympia Companies

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:

TENTATIVE MAP consisting of 17 multi-family residential units and common lots on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay.

Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

191-06-801-012

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7 (proposed multi-family residential development)/8.05 (entire parcel)
- Project Type: Multi-family residential development (condominium)
- Number of Units: 17
- Density (du/ac): 10
- Minimum/Maximum Unit Size (square feet): 1,850/4,950

Project Description

The applicant is proposing to develop 17 multi-family units (condominium) on a 1.7 acre portion of an existing 8.05 acre C-2 zoned site within the Southern Highlands Golf Club property (APN 191-06-801-012). In the area where the 17 units are proposed, there are currently 5 single-story buildings (the cottages) with 10 units used exclusively by the golf club for members of the club and their guests. The existing 5 buildings and 10 units will be removed for the proposed construction. The remaining 6.35 acres of the commercial parcel is currently occupied by the Southern Highlands Golf Course clubhouse and associated visitor parking, which will remain in place. The adjacent 155 acre Southern Highlands Golf Course (APN 191-06-701-014) will also remain unchanged.

The 1.7 acre area includes 3 proposed multi-family (condominium) buildings with Building #1 located on the north side of the parcel and east of the existing clubhouse with 6 proposed units. Building #2 will have 9 units and is located on the southeast corner of the property. Building #3 is west of Building #2 on the south side of the parcel and has 2 units. All buildings have 1st floor garage spaces with pedestrian access facing the interior of the complex. The proposed residential

density is 10 dwelling units per acre. Access to the condominium units will be provided from Robert Trent Jones Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0370	Use permit for modified development standards and modified street section standards in conjunction with a proposed 5 lot single-family residential development	Held No Date - Expired	April 2023
UC-0274-08	Use permit for modified residential standards on 700 acres in an R-2, R-3, C-2, and H-1 zoning	Approved by PC	May 2008
UC-0075-07	Use permit for modified development standards within common element lots such as signs, guardhouses, gazebos, recreation and community facilities, fences, walls, and similar structures and uses on 490 acres in R-2 zoning	Approved by PC	February 2007
ZC-1536-05	Zone change from R-E to R-2 zoning for a Comprehensive Master Planned Community (Southern Highlands), use permit for modified residential development standards, variances to waive the required setbacks from section and center section lines, and waived the required setbacks from township and range lines	Approved by BCC	December 2005
ZC-1604-99	Zone change to C-2 and R-2 zoning which was a part of a mixed-use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified residential development standards which included, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Southern Highlands Golf Course & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Single-family residential

Related Applications

Application Number	Request
UC-26-0350	Use permits for multi-family residential and modified development standards related to a 17 unit multi-family development 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 29.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 29.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Building Department - Addressing

- The street shown as Private Driveway on the Site Map shall be shown as Robert Trent Jones Lane;
- All street suffixes shall be spelled out;
- Unit numbers shall be finalized during the final map review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0630-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS GOLF CLUB
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC/DR-26-0350 and TM-26-500090

2A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/15/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/05/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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

Page 2 of 2



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100200

ASSESSOR PARCEL #(s): A portion of 181-06-701-011

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit-modify standards, design review, and tentative map

PROPERTY OWNER INFORMATION

NAME: SOUTHERN HIGHLANDS GOLF CLUB

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV ZIP CODE: 89141

TELEPHONE: 702-220-6565

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Olympia Companies

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

TELEPHONE: 702-220-6565

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-284-5300

CELL

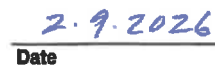
ACCELA REFERENCE CONTACT ID # hvproc@westwoodps.com

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

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


Property Owner (Signature)*


Property Owner (Print)


Date

June 9, 2026

Jennifer Ammerman, Director
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Southern Highlands Golf Club, The Residences APR-26-100200 APN:191-06-801-012

REVISED - Project Description and Justification Letter for a Tentative Map, Design Review, and a Special Use Permit to establish Modified Development Standards and Residential Use.

Dear Ms. Ammerman,

Southern Highlands Golf Club (SHGC) herein requests approval of the aforementioned entitlements for the Southern Highlands Golf Club Residences project. This project is located at the western terminus of Robert Trent Jones Lane, immediately east of the existing Southern Highlands Golf Course clubhouse. The assessor's parcel number for this project is 191-06-801-012. A parcel map has been recorded (Book 132 Page 60) to create a separate parcel for the golf course clubhouse area and includes this area of proposed development.

This justification and project description letter are intended to explain the project in further detail and identify the changing conditions and emerging trends that have been established in similar master planned communities, and specifically private golf course communities. The Residences will be a very exclusive, luxurious, high end, turnkey residential lifestyle project that offers "lock and leave" living. The proximity to the 52,000 +/- square foot (under roof) existing golf clubhouse, and dedicated concierge services provide an unsurpassed level of amenities and resident services. The proposed buildings are located within C-2 zoning of the project where 4 stories and 50' are permitted by right, and up to 9 stories or 100' are permitted with a special use permit (Table 29.16-1). The existing golf clubhouse was approved and built to 53' in height.

This application is intended to address the residential condominium use, design review, and special use permit for development standards/uses for the project. Please note that the special use permit intends to incorporate revised modified development standards and permit the multi-family residential three-story condominium use. The proposed density of 17 units across the proposed 1.7-acre parcel is 10 du/ac. Zoning and processing are per the locked in Title 29 as adopted in the approved Southern Highlands Development Agreement. The approved Development Agreement Section 3.07(b) permits the developer in its sole discretion to accept new development standards and code changes. Developer made a request on 5.6.2026 to accept applicable portions of Title 30 that permit the comparable zoning designation of C-2 for multi-family use.

Project Overview

This new project is a luxurious attached residential product that will be located immediately adjacent to the existing Clubhouse for the Southern Highlands Golf Course. The units will sell for approximately \$3.8M to \$9.5M. In the area where this new project is proposed, there are currently 5 one-story buildings ("The Cottages") with 10 total units approved with the original golf course application, and they will be removed to accommodate the new project. These units are presently used exclusively by the Golf Club for members of the club and their guests.

There will be three new residential buildings constructed to replace the existing Cottages, with a total of 17 units consisting of one building of 5 units, one building of 9 units and one building of 2 units. Therefore, there

is an increase from 10 existing units to 17 units. Generally, each unit will have a two-car garage, and a golf cart parking space. Please refer to the attached site plan and architectural drawings for more detailed information.

The maturation of the luxury golf course sub-market has resulted in an increased demand for attached exclusive residential uses with special amenities and services. The Residences address the changing demographic trend to provide infill projects with highly amenitized and convenient living for sophisticated, refined buyers.

The technical engineering studies will identify any infrastructure requirements, and the improvement plans will address all these requirements. As shown in the attached elevations and renderings, significant detail has been committed to the design of the buildings to ensure consistency and quality. The architecture of the new buildings bridges the traditional style of the Golf Club with a more contemporary flavor to meet the demands of today's buyers. A leading national architectural design firm (Bassenian Lagoni) has been hired to ensure all market trends are addressed while providing a highly desirable luxury product.

The proposed density of residential component falls within the approved densities of Southern Highlands at 10 du/ac, with a parcel of 1.7 acres with 17 units. The proposed addition of 17 units will not exceed the allotted approved unit count under the approved development agreement for the community and therefore will not present any additional pressures on required public services or utilities. This project currently is zoned C-2 as approved with ROI-1604-99 which also created the major project of Southern Highlands. ZC-1604-99 was approved in December 1999, and it approved the C-2 zoning for the Clubhouse area, and the use permit for the Golf course. The action also identifies the need for C-2 zoning to support the clubhouse and golf villas/bungalows as these villas would be rented by members and guests of the members. The cottages have been used in this manner since the golf club opened and will continue with this application for two of the units.

Design Review

The Residences development will consist of 3 buildings. One building will have 6 units, one building will have 9 units, and one building with 2 units. Each unit will have a 2 car-attached garage and accommodate a golf cart. The buildings will consist of "flats" on each floor with a personal elevator for each except the ground floor unit. In particular, this means that except for the first floor, each unit will occupy one floor of living space. Units will range in size from 1,850 square feet to almost 5,000 square feet.

The buildings will generally face to the north and east and be accessed from the same location as the existing cottages driveway. Considerable time has been spent on the details of the proposed project. The building heights to the roof will generally be 50' and 3 stories, which allow for expansive floor to ceiling space within each unit, that is necessary to compete in the luxury segment of today's market. A request for up to 53' is requested for architecture encroachments as well as chimney over-runs above the 50'. These chimney over-run areas are generally 53' in height (which is the approved height for the existing golf clubhouse) and are limited in location and provide additional architectural enhancements to elevate the product. The internal ceilings are generally 12', which is preferred in luxurious products such as this. The C-2 zone permits 50' and 4 stories, and these new buildings will be 3 stories, and be lower in height than many of the mature trees in the surrounding area. The massing of the buildings reveals varying forms and roof lines, with extensive use of materials that are consistent throughout Southern Highlands and specifically within the custom lot and estate areas of Southern Highlands. Stone veneer, trim detailing and metal accents, wood simulated louvers, wood simulated battens, glass railings are used throughout, with colors that are consistent and compatible with adjacent and nearby development.

There will also be an 8' high steel fence (while supporting pilasters will be approximately 10' in height) that encloses the new community, with gated vehicular access for residents. There will be no through traffic, as all traffic will ingress and egress at the main gate from the Robert Trent Jones private drive, with the exception of accommodation for emergency vehicles. Emergency egress will be allowed at the NW corner of the driveway area.

Special Use Permit - Modified Residential Development Standards

As a part of this entitlement package, we are requesting a Special Use Permit to establish Modified Development Standards. One of the provisions of a negotiated Development Agreement is the ability to request modified development standards to accommodate unique developments. The following are requested:

1. 53' in height. – 50' for the principal structure, 5' for architectural intrusions, including chimneys/ chimney overruns.
Per Title 29.16.370 Note: Existing C-2 would permit 50' in height and 4 stories, and 9 stories and 100' with a use permit, The principal structure will comply with 50' and the additional request is minimal and consistent with other similar projects. The existing Clubhouse is built to 53'
2. Over height retaining walls on the north and east side of the buildings.
 - a. These retaining walls will be constructed on the golf course side of the condominium buildings to take up the steep grade in the area adjacent to existing waterfall and lake feature. It is requested that single retaining walls of up to 20' in height be approved for this project. This height is due to the steep nature of the slope between the existing bungalows and the golf course lake. Intense and mature landscaping presently exists throughout this area, and any landscaping removed will be replaced with intense landscaping and none will be visible from any public right-of-way. It will be visible from the golf course; however, the developer is incentivized to preserve the character of the golf course through adequate screening of this wall.
3. Reduction in building setback to 1' to motor court.
 - a. The request for the reduction in the building setback to a drive-aisle for 1' within the motor court area. This will accommodate portions of the buildings including the garages. This is a unique product that requires special accommodation and will not impact any other homeowner. All building codes will be adhered to.
4. Reduction for perimeter setback to 0'
 - a. The Residences are designed to seamlessly integrate into the surrounding golf course and while the setbacks may be 0', the openness and expanse of the golf course will provide picturesque and impressive views. All building codes will be adhered to.
5. Hammerhead Cul-de-Sac for the units.
 - a. A request has been submitted to Clark County Fire Department to permit a hammerhead cul- de-sac as a modified standard for multi-family developments. Justification for this request is due to the low volume of traffic, no on-street parking being permitted, and limited residential units being accessed from this cul-de-sac.
6. Parking reduction
 - a. Per the parking analysis included in the accompanying site plan, total required parking is 37 (36.65) spaces, including visitor parking. There are a total of 34 parking spaces provided on site. The site provides 34 spaces within the units where 33.25 spaces are required, therefore, we are requesting all visitor parking spaces be provided via the valet service of the golf club. The golf club operates numerous events with significant attendance, and the

mandatory valet service ensures that adequate parking is always available. In twenty-six years of operation, the golf club has accommodated all parking needs for numerous events.

REQUESTS FOR MODIFIED STANDARDS TABLE:

Item	Permitted/Required	Modification Request	Notes etc.
Building Height Increase	Max 50'	50' for principal, 53' for architectural encroachments	Previously approved for 53', requesting for chimnies etc.
Over height retaining walls	12' approved for Southern Highlands	20'	Existing significant topo, and limited horizontal distance necessitates requests
Building Setbacks	10' Front 10' side 10' rear	0' 1' to motor court	Use is surrounded by open space of golf course, so setbacks are not necessary. Building codes will be met.
Hammerhead Cul-de-Sac	Not permitted	Permit	Limited # of units, and low number of units make appropriate
Parking Reduction	3 visitor parking spaces	0 parking spaces on site	Visitor valet parking will be provided immediately adjacent to the project at the golf clubhouse.

Given the following: attention to design detail and respect of the architectural vernacular of the Southern Highlands custom estates community; desirable and compatible residential use to address the need for a luxurious, turn-key, secure, "lock and leave" residential development; building heights that are consistent with the existing golf course and permissible in the C-2 zoning district; the need to provide luxurious resort type living that is consistent with other luxury, high end golf course communities (such as The Summit in Summerlin);, the Developer respectfully requests your favorable recommendation of the project.

Thank you for your consideration. Please contact me at (702) 204-9989 if you have any questions regarding these applications.

Sincerely,



Chris Armstrong
Vice President of Development
Olympia Companies

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) on a 14.92 acre portion of a 17.72 acre site.

Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011, 177-20-402-012 ptn; 177-20-402-013 ptn

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL
ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3280 W. Gary Avenue & 3392 W. Silverado Ranch Boulevard
- Site Acreage: 14.92 (portion)
- Existing Land Use: Single-family residence & undeveloped

Applicant's Justification

The applicant requests that the northern approximate 140 foot of the site, at an area of 1.82 gross acres, be redesignated to the Low-Intensity Suburban Neighborhood (LN) land use category, while the remaining portion of the subject site be redesignated to the Compact Neighborhood (CN) land use category. The southern half of APN's 177-20-402-012 & 013 will remain as Corridor Mixed-Use (CM). The applicant states that the Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) land use categories are appropriate for the site since the request allows for a mix of housing types that will provide affordable housing access to the community. Furthermore, the request will not have a substantial adverse effect to area roadways, fire and police facilities, parks, and area utilities.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0275	Waiver of development standards to defer drainage study and off-site improvements	Approved by BCC	June 2026
VS-26-0246	Vacated portion of rights-of-way	Approved by BCC	June 2026
ZC-0047-08	Zone change from R-E to C-2 on APN's 177-20-402-006 thru 009 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 on APN's 177-20-402-006 thru 009 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Open Lands	RS20	Undeveloped
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0392	A zone change to reclassify the site from RS20 to RS10 and RS3.3 is a companion item on this agenda.
VS-26-0393	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0394	A waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500098	A tentative map for a 113 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent

properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood (LN) land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses. Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) land use categories are compatible with the surrounding area. The request for the Low-Intensity Suburban Neighborhood (LN) land use category on the northern portion of the site will allow for a transition and buffer from the Ranch Estate Neighborhood (RN) planned and RS20 (NPO-RNP) zoned properties to the north and the proposed Compact Neighborhood (CN) area on the remaining portion of the subject site. The adjacent property to the west is already planned for Compact Neighborhood (CN) uses on a portion of the parcel, and the abutting properties to the east are planned for Business Employment (BE) and Corridor Mixed-Use (CM) uses. Therefore, staff finds the request for Compact Neighborhood (CN) will not adversely impact the surrounding area. The request will comply with Policy 1.5.2 of the Master Plan which encourages transitioning densities with larger lots and clustering higher intensity housing units away from the shared edge of an RNP. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) land use categories are appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

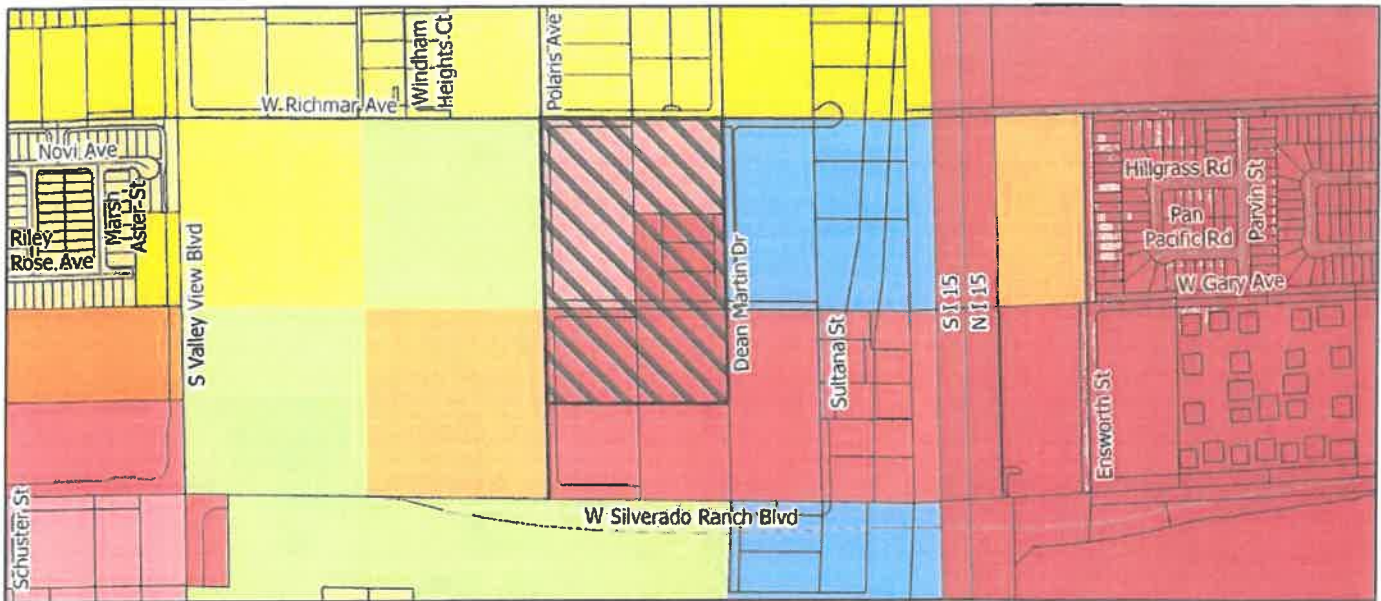
APPLICANT: SONIA MACIAS

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

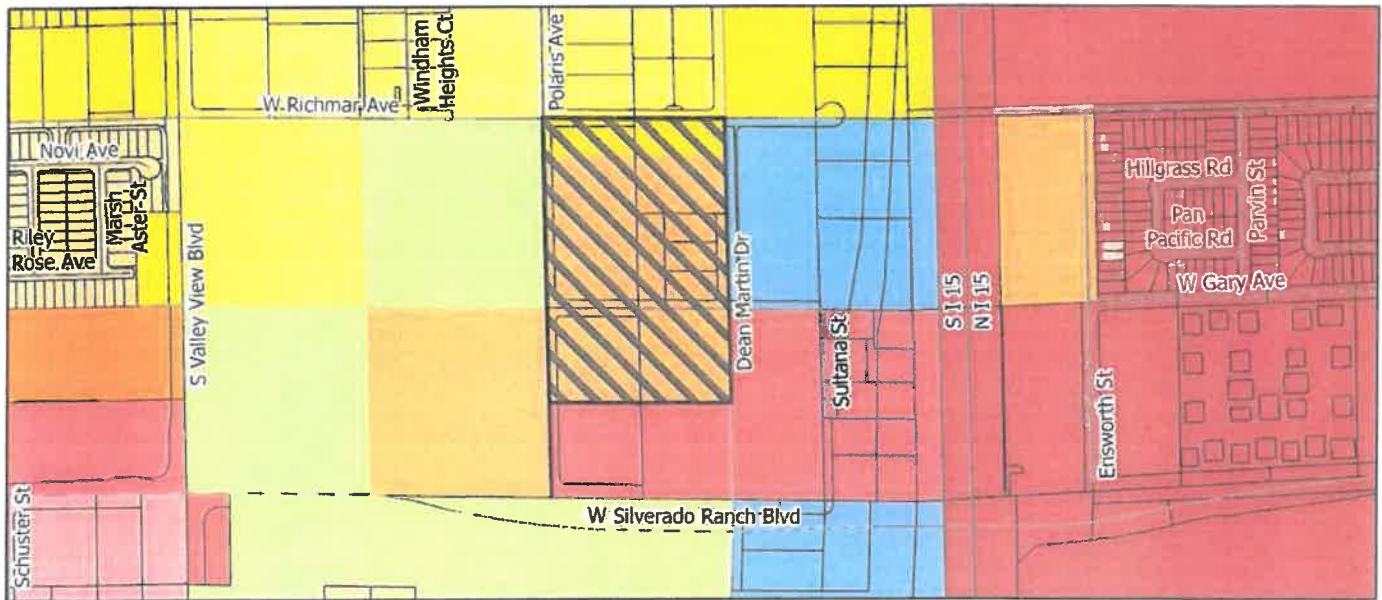
DRAFT

Planned Land Use Amendment PA-26-700030

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

**Enterprise
Clark County, Nevada**

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700030, ZC-26-0392, VS-26-0393, WS-26-0394 & TM-26-500098

3A

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

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 7/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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BUNKERVILLE

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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320 N. Moapa Valley Blvd., Overton

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-002, 006, 011, 012, 013

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacation.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas

STATE: NV ZIP CODE: 89118

TELEPHONE: 702-266-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV ZIP CODE: 89119

TELEPHONE: 702-932-6125 CELL 702-336-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

[Signature]

Property Owner (Signature)*

KHUSROW ROOHANI

Property Owner (Print)

02/16/26.

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-007, 008, 009

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacations.

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NAME: Three Sibs Holdings LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

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TELEPHONE: _____ CELL _____

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Property Owner (Signature)*

Mark Katz,
Manager of Three Sibs Holdings LLC
Property Owner (Print)

2-17-2026

Date

June 23, 2026

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**Re: Dean Martin / Richmar
Master Plan Amendment
APN# 177-20-402-002, 006, 007, 008, 009, 011, 012, 013.**

The project proposes a 113 lot single family detached residential development that supports the *'Transform Clark County Master Plan'* stated Core Values, Goals, and Policies to provide affordable housing access for the community.

Location: The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East. APN #177-20-402-006 is an existing single-family residence while the remaining lots are undeveloped.

The four lots along Richmar Avenue are proposed to be zoned RS-10 while the remaining 109 lots to the south will be zoned RS-3.3. A Master Plan Amendment from the existing Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is requested. The properties to the north of the site on the west side of Dean Martin are master planned as Ranch Estates Neighborhood (RN) while the property to the northeast of the site is planned as Low-Intensity Suburban Neighborhood (LN). The properties to the east of Dean Martin are master planned as Business Employment (BE) and Corridor Mixed-Use (CM). The properties to the south are planned as Corridor Mixed Use (CM) while the property to the west is planned as Compact Neighborhood and Open Land (OL). The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, and area utilities. According to CCSD, the area schools are at or over capacity, however, the project is not anticipated to cause a substantial adverse effect. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

The project supports Clark County's Master Plan Goals and Policies as follows:

- ***Goal 1.1 –Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities***
 - *Policy 1.1.1 – Mix of Housing Types by expanding 'middle' housing options*
 - *Policy 1.1.3 – Multi-Generational Housing by expanding the supply of smaller dwelling units*
- ***Goal 1.2 – Expand the number of long-term affordable housing units available in Clark County***
 - *Policy 1.2.4 – Regulatory Tools through public-private partnership to promote expanded construction of affordable housing units*
 - *Policy 1.2.6 – New Affordable Units by pursuing strategies that expand the number of affordable units.*

The proposed project complies with the policies of the Enterprise Land Use area as follows:

- ***Goal EN-6 – Facilitate orderly, incremental growth in Enterprise***
 - *Policy EN-6.5 – Contiguous development that promotes the efficient use of public services and facilities*
 - *Policy EN-6.6 – Development in areas already serviced by the County and service providers*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify a 14.92 acre portion of a 17.72 acre site from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011, 177-20-402-012 (ptn); 177-20-402-013 (ptn)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3280 W. Gary Avenue & 3392 W. Silverado Ranch Boulevard
- Site Acreage: 14.92 (portion)
- Existing Land Use: Single-family residence & undeveloped

Applicant's Justification

The applicant requests that the northern approximate 140 foot of the site, at an area of 1.82 gross acres, be reclassified to RS10 (Residential Single-Family 10) zoning, while the remaining portion of the subject site be reclassified to RS3.3 (Residential Single-Family 3.3) zoning. The southern half of APN's 177-20-402-012 & 013 will remain as RS20 (Residential Single-Family 20) zoning. The applicant states that the RS10 (Residential Single-Family 10) and RS3.3 (Residential Single-Family 3.3) zoning are appropriate for the site since the request allows for a mix of housing types that will provide affordable housing access to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0275	Waiver of development standards to defer drainage study and off-site improvements	Approved by BCC	June 2026

Prior Land Use Requests

Application Number	Request	Action	Date
VS-26-0246	Vacated portion of rights-of-way	Approved by BCC	June 2026
ZC-0047-08	Zone change from R-E to C-2 on APN's 177-20-402-006 thru 009 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 on APN's 177-20-402-006 thru 009 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Open Lands	RS20	Undeveloped
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700030	A plan amendment to redesignate the site from Neighborhood Commercial (CN) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) is a companion item on this agenda.
VS-26-0393	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0394	A waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500098	A tentative map for a 113 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS10 (Residential Single-Family 10) and RS3.3 (Residential Single-Family 3.3) zoning on the site is compatible with the surrounding area. The request for the RS10 (Residential Single-Family 10) zoning on the northern portion of the site

will allow for a transition and buffer from the Ranch Estate Neighborhood (RN) planned and RS20 (NPO-RNP) zoned properties to the north and the proposed RS3.3 (Residential Single-Family 3.3) zoned area on the remaining portion of the subject site. The adjacent property to the west is planned for Compact Neighborhood (CN) uses on a portion of the parcel, and the abutting properties to the east are planned for Business Employment (BE) and Corridor Mixed-Use (CM) uses. Additionally, the southern parcel abutting the site to the east is currently zoned CG. Therefore, staff finds the request for RS3.3 (Residential Single-Family 3.3) zoning will not adversely impact the surrounding area. The request will comply with Policy 1.5.2 of the Master Plan which encourages transitioning densities with larger lots and clustering higher intensity housing units away from the shared edge of an RNP. For these reasons, staff finds the request for RS10 (Residential Single-Family 10) and RS3.3 (Residential Single-Family 3.3) zoning is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

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 #0008-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SONIA MACIAS

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA
CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700030, ZC-26-0392, VS-26-0393, WS-26-0394, TM-26-
500098 ZC-26-0392 **4A**

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

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 7/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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Comprehensive Planning Application Form

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[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

02/16/26.
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-007, 008, 009

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STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-268-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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Property Owner (Signature)*

Mark Katz,
Manager of Three Sibs Holdings LLC
Property Owner (Print)

2-17-2026

Date

June 23, 2026

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**Re: Dean Martin / Richmar
Zone Boundary Amendment
APN# 177-20-402-002, 006, 007, 008, 009, 011, 012, 013.**

On behalf of KB Homes, we respectfully request your approval of a Zone Boundary Amendment for the proposed Dean Martin/Richmar project located at Dean Martin Drive / Silverado Ranch Blvd. from RS-20 to RS-3.3 & RS-10.

A Master Plan Amendment is submitted as a companion item to this application to modify the land use from NC (Neighborhood Commercial) and CM (Corridor Mix-Use) to CN (Compact Neighborhood). The proposed zoning is allowed under the CN land use.

Location: The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East. APN #177-20-402-006 is an existing single-family residence while the remaining lots are undeveloped.

Zone Boundary Amendment: This request is tied to a proposed 113 lot single family detached residential project to be developed at 7.58 units per acre under the proposed RS-3.3 & RS-10 zoning. The four lots along Richmar Avenue are proposed to be zoned RS-10 while the remaining 109 lots to the south will be zoned RS-3.3. A Master Plan Amendment to the Enterprise Land Use Plan is a companion item to this application to change the master plan designation from NC & CM to CN to allow this zone boundary amendment.

The proposed zone boundary amendment allows the proposed 109 lot development.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011 through 177-20-402-013

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

The applicant is requesting to vacate the patent easements that are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0275	Waiver of development standards to defer drainage study and off-site improvements	Approved by BCC	June 2026
VS-26-0246	Vacated portion of rights-of-way	Approved by BCC	June 2026
ZC-0047-08	Zone change from R-E to C-2 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700030	A plan amendment from NC and CM to LN and CN is companion item in this agenda.
ZC-26-0392	A zone change from RS20 to RS10 and RS3.3 is a companion item on this agenda.
WS-26-0394	A waiver of development standards and design review for single-family residential attached development is a companion item on this agenda.
TM-26-500098	A tentative map for 113 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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;
- This application is to be recorded with VS-26-0246;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SONIA MACIAS

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700030, ZC-26-0392, VS-26-0393, WS-26-0394 & TM-26-500098 **VS-26-0393** **5A**

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

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 7/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-002, 006, 011, 012, 013

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacation.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas

STATE: NV ZIP CODE: 89118

TELEPHONE: 702-266-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV ZIP CODE: 89119

TELEPHONE: 702-932-6125 CELL 702-338-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

02/16/26.
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-007, 008, 009

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacations.

PROPERTY OWNER INFORMATION

NAME: Three Sibs Holdings LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-288-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-932-6125 CELL 702-336-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

Property Owner (Signature)*

Mark Katz,
Manager of Three Sibs Holdings LLC
Property Owner (Print)

2-17-2026
Date



June 23, 2026

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

**Re: Dean Martin / Richmar
Vacation of Patent Easement
APN# 177-20-402-002, 006, 007, 008, 009, 011, 012, 013.**

On behalf of KB Homes, we respectfully request your approval of a Vacation of Patent Easement for the proposed Dean Martin/Richmar residential subdivision.

Location: The proposed project is located at the southwest corner of Dean Martin Drive and Richmar Avenue within Section 20, Township 22 South, Range 61 East.

Justification: The patent easement area along Polaris Avenue, Richmar Avenue, Gary Avenue, and Silverado Ranch Blvd proposed to be vacated are not necessary to support the development. The roadway easements are not necessary for the development of the subdivision as a private street is proposed to provide access to the proposed subdivision. This private street will be dedicated with the Final Map for the project. Public access to the project is provided by Dean Martin Drive.

If you have any questions or require additional information, please feel free to contact us at 702-932-6125 or smacias@tce-lv.com

Sincerely,

Sonia Macias
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) increase driveway entrance width for a private street.

DESIGN REVIEW for a single-family residential detached development on 14.92 acres in an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise.
JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011, 177-20-402-012 through 177-20-402-013 (ptn)

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height along the south boundary line to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2. Allow lot sizes less than 10,000 square feet (as small as 3,946 square feet) where residential development within, abutting, or adjacent to Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
3. Increase the driveway entrance width for a private street to 72 feet where 55 feet is required per Uniform Standard Drawing 222.1 (a 31% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.92 [1.83 (RS10) & 13.09 (RS3.3)]
- Project Type: Single-family residential development
- Number of Lots: 113 [4 (RS10) & 109 (RS3.3)]
- Density (du/ac): 2.19 (RS10) & 8.33 (RS3.3)

- Minimum/Maximum Lot Size (square feet): 16,100/17,121 gross/net (RS10) & 3,325/4,657 (RS3.3)
- Number of Stories: 1 and 2
- Building Height (feet): up to 25
- Square Feet: 1,203 to 2,469

Site Plan

The site plan depicts a proposed 113 lot single-family subdivision. The subdivision includes 109 lots developed under RS3.3 (Residential Single-Family 3.3) zoning standards and 4 lots developed under RS10 (Residential Single-Family 10) zoning standards. Access to the RS3.3 zoned portion of the subdivision is provided by a proposed driveway along the east property line adjacent to Dean Martin Drive, with the majority of the lots oriented toward internal private streets, and 17 lots facing Polaris Avenue to the west. The private street network includes a sidewalk on one side and terminates in a cul-de-sac with additional stub streets. The RS10 (Residential Single-Family 10) zoned lots face north and get access from Richmar Avenue. The subdivision is subject to waiver requests, including reductions in lot size abutting the Neighborhood Protection Overlay for lots 32, 33, and 109 located at northwest portion of the site, increase in retaining wall height along the southern boundary, and increased driveway width along Dean Martin Drive.

A parcel map (MSM-26-600015) is currently in process for the subject site to remap the existing parcels and create 3 parcels. The northern parcel will accommodate the RS10 (Residential Single-Family 10) zoned portion of the subdivision, the middle parcel will accommodate the RS3.3 (Residential Single-Family 3.3) zoned portion of the subdivision, and the southern parcel will consist of the remainder of APNs 177-20-402-012 and 177-20-402-013, which is not part of the proposed subdivision.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk, providing a total of 10 feet of landscaping along Dean Martin Drive, Richmar Avenue, and Polaris Avenue, with planting material in accordance with applicable Title 30 requirements.

Elevations

The plans depict single-story and two-story homes with a maximum height of up to 25 feet. Each elevation includes sufficient architectural variation to meet Title 30 requirements. The homes incorporate a combination of covered entries, recessed and trimmed windows, wall offsets, varied rooflines, and optional stone or brick accents.

Floor Plans

The plans depict homes offering 3 to 4 bedrooms and 2 to 3 bathrooms, depending on the selected layout and optional conversions. Each home includes a 2 car garage. The submitted floor plans show living areas ranging from 1,203 square feet to 2,469 square feet, excluding optional features such as covered patios and porches.

Applicant's Justification

The applicant states that the waivers are requested for a single-family residential development to provide a lot size transition abutting the RNP boundary. The proposed lots front the public street with detached sidewalk, street landscaping, and separation created by the street, landscape buffer, and setbacks. The waiver request for the increase in retaining wall height occurs along the southern property line adjacent to future Corridor Mixed commercial sites to allow storm drainage to be collected and conveyed through the site to Dean Martin Drive, noting that future commercial development will also increase grade and provide a ten-foot landscape corridor. The applicant further states that the increased driveway width is requested to accommodate a gated entrance with two twenty-foot entry lanes and a twenty-four-foot exit lane allowing left- and right-turn movements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0275	Waiver of development standards to defer drainage study and off-site improvements	Approved by BCC	June 2026
VS-26-0246	Vacated portion of rights-of-way	Approved by BCC	June 2026
ZC-0047-08	Zone change from R-E to C-2 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700030	A plan amendment from NC and CM to LN and CN is companion item in this agenda.
ZC-26-0392	A zone change from RS20 to RS10 and RS3.3 is a companion item on this agenda.
VS-26-0393	A vacation and abandonment of easements is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500098	A tentative map for 113 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not support the request to increase the retaining wall height. Title 30 limits retaining walls to 3 feet unless the walls are tiered. The proposed 5 foot high wall does not incorporate any of the design elements or mitigation measures required for increased wall height and would result in a visually prominent, non-tiered condition that conflicts with the intent of the retaining wall standards, which is to reduce massing and conform to site topography. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted height, and the development can be redesigned to comply with the alternative standards. For these reasons, staff cannot support this waiver.

Waiver of Development Standards #2

Title 30 requires a minimum lot size of 10,000 square feet adjacent to the Neighborhood Protection Overlay. The applicant has demonstrated adequate transition between the proposed development and the existing subdivision to the north along Richmar Avenue, where lots are 10,000 square feet and serve as the buffer for the NPO-RNP on the north side of Richmar Avenue. Along Polaris Avenue, within the northern portion of the site, there are three lots, as small as 3,946 square feet, that are across the street from the abutting NPO-RNP properties. However, the NPO-RNP property to the west is planned for Open Land, and not residential. Staff finds that the proposed transition created by the proposed RS10 (Residential Single-Family 10) zoned lots within the northern portion of the site is sufficient to mitigate any possible impact, and does not anticipate an adverse effect on the surrounding properties. For these reasons, staff can support the waiver.

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 development has been reviewed for compatibility with adjacent development and harmony with the surrounding area. The submitted elevations and architectural treatments have been evaluated for design characteristics and aesthetic features and are in accordance with Title 30. Staff supports the companion plan amendment and zone change. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #3

Widening the driveway will help reduce traffic impacts by decreasing vehicle queuing within the public right-of-way. As the surrounding area continues to change and experience increased activity, additional driveway width will provide sufficient space for vehicles to stack on-site rather than in the right-of-way. This improvement enhances overall site circulation, therefore, staff can support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SONIA MACIAS

CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700030, ZC-26-0392, VS-26-0393, WS-26-0394 & TM-26-500098 **6A** WS-25-0394

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

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 7/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-002, 006, 011, 012, 013

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacation.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-266-8466

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-932-6125

CELL 702-336-4071

ACCELA REFERENCE CONTACT ID # 170761

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

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

[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

02/16/26.
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-007, 008, 009

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacations.

PROPERTY OWNER INFORMATION

NAME: Three Sibs Holdings LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

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Property Owner (Signature)*

Mark Katz,
Manager of Three Sibs Holdings LLC
Property Owner (Print)

2-17-2026
Date

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:

TENTATIVE MAP for a 113 single-family residential lots and common lots on 14.92 acres in an RS10 (Residential Single-Family 10) zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011 through 177-20-402-013

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.92 [1.83 (RS10) & 13.09 (RS3.3)]
- Project Type: Single-family residential development
- Number of Lots/Units: 113 [4 (RS10) & 109 (RS3.3)]
- Density (du/ac): 2.19 (RS10) & 8.33 (RS3.3)
- Minimum/Maximum Lot Size (square feet): 16,100/17,121 gross/net (RS10) & 3,325/4,657 (RS3.3)

Project Description

The site plan depicts a proposed 113 lot single-family subdivision. The subdivision includes 109 lots developed under RS3.3 (Residential Single-Family 3.3) zoning standards and 4 lots developed under RS10 (Residential Single-Family 10) zoning standards. Access to the RS3.3 (Residential Single-Family 3.3) zoned portion of the subdivision is provided by a proposed driveway along the east property line adjacent to Dean Martin Drive, with the majority of the lots oriented toward internal private streets, and 17 lots facing Polaris Avenue to the west. The private street network includes a sidewalk on one side and terminates in a cul-de-sac with additional stub streets. The RS10 (Residential Single-Family 10) zoned lots face north and get access from Richmar Avenue. Lots 32, 33, and 109, located at northwest portion of the subdivision and abutting the Neighborhood Protection Overlay, feature less than 10,000 square feet lot sizes.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0275	Waiver of development standards to defer drainage study and off-site improvements	Approved by BCC	June 2026
VS-26-0246	Vacated portion of rights-of-way	Approved by BCC	June 2026
ZC-0047-08	Zone change from R-E to C-2 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700030	A plan amendment from NC and CM to LN and CN is companion item in this agenda.
ZC-26-0392	A zone change from RS20 to RS10 and RS3.3 is a companion item on this agenda.
VS-26-0393	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0394	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

The subdivision is subject to Section 30.04.09, which requires two through-access drives for single-family developments over 5 acres. The tentative map provides one gated access on Dean Martin Drive, and two emergency-only access points that do not function as through access drives. The applicant has not provided justification for the single point of access, and the gated, single-access design creates a self-imposed hardship in meeting this standard. While the lot layout is orderly, with compliant RS3.3 and RS10 lot sizes, internal private streets, and no double frontage lots, staff does not support the tentative map because it does not provide the required two through access drives.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive, and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on both Silverado Ranch Boulevard and Dean Martin Drive,

with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street shown as Polaris Street in the vicinity map shall have the suffix of Avenue;
- The street suffixes shall be spelt out;
- The street shown as Country Rose is a duplicate street name;
- The street shown as County Orchid is a sound alike street name;
- The street shown as Country Tulips shall have the suffix of Court;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100251

ASSESSOR PARCEL #(s): 177-20-402-007, 008, 009

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive / Richmar Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for a 113 lot subdivision.

Applications include Master Plan Amendment, Zone Boundary Amendment, Waiver of Development Standards, Tentative Map, and Vacations.

PROPERTY OWNER INFORMATION

NAME: Three Sibs Holdings LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: KB Home Las Vegas Inc

ADDRESS: 5795 W. Badura Ave, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-268-8466 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-932-6125 CELL 702-336-4071 ACCELA REFERENCE CONTACT ID # 170761

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

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

Property Owner (Signature)*

Mark Katz,
Manager of Three Sibs Holdings LLC
Property Owner (Print)

2-17-2026
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0407-SILVERADO RANCH PLAZA L L C

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message unit, static sign; and 2) increase the number of freestanding signs in conjunction with an existing shopping center on 25.59 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Eastern Avenue within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-26-512-001

RELATED APNs:

177-26-511-003 through 177-26-511-004, 177-26-511-006, 177-26-511-008, 177-26-511-010, and 177-26-511-012 through 177-26-511-013

SIGN DESIGN REVIEWS:

1. Increase the area of an electronic message unit, static sign to 250 square feet where 100 square feet is the maximum permitted per Section 30.05.02G (a 150% increase).
2. Allow 2 freestanding signs where a maximum of 1 freestanding sign is allowed per street frontage per Section 30.05.02L (a 100% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9701 S. Eastern Avenue
- Site Acreage: 25.59
- Project Type: Freestanding sign with electronic message unit, static
- Sign Height (feet): 27
- Square Feet: 560 (proposed freestanding sign with electronic message unit, static)

Site Plan & Sign Plan

The site consists of the existing Silverado Ranch Plaza shopping center located at the southwest corner of Eastern Avenue and Silverado Ranch Boulevard. The plan shows one existing freestanding pylon sign along the Eastern Avenue frontage near the primary driveway entrance. An existing monument sign is also located at the northeast corner of the site. The proposed

electronic message unit, static sign is proposed to be mounted attached to and behind the existing monument sign, creating a new freestanding sign. The existing monument sign, which will be converted to a freestanding sign, is a minimum of 16 foot from the northwest property line. The plan identifies a separation of 621 feet 6 inches between the existing pylon sign and the proposed sign along the Eastern Avenue frontage.

The following table is the summary for signage:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	396	560*	956	1,667	1	1	2
Monument	250	-250	0	80	1	-1	0
Overall Total	646	310	956	N/A	2	1	2

*Includes the former monument sign and proposed electronic message unit.

The detail for the proposed electronic sign is listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Message Unit, Static	0	250	250	100	0	1	1
Total	0	250	250	100	0	1	1

Applicant's Justification

The applicant states that the request is for a sign design review to allow a new 250 square-foot static Electronic Message Unit with a decorative frame for a total of 310 square feet, placed behind the existing monument sign at the northeast corner to form a new freestanding sign. The applicant explains that the sign complements the existing "Silverado Ranch" design, is oriented toward the Eastern Avenue and Silverado Ranch Boulevard intersection, meets lighting requirements, and is intended to minimize impacts on nearby homes. The applicant also requests to increase the number of freestanding signs along South Eastern Avenue from one to two due to limited visibility of the existing pylon sign and states that the additional sign provides needed identification without creating visual clutter.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1726-97 (WC-0094-98)	Waiver of conditions to remove requirement for VS-1726-97 to record prior to permits for the shopping center	Approved by BCC	April 1998
VS-1726-97	Vacation of the right-of-way	Approved by BCC	November 1997
ZC-1728-97	Zone change and design review for a shopping center	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Multi-family residential & shopping center
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & office
East	City of Henderson	RS-4 & CC	Single-family residential & retail
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that the applicant did not provide justification for the increased number of signs or the need for the increased area of the electronic message unit sign. The proposed signage is not compatible with the existing Silverado Ranch Plaza shopping center or the surrounding commercial development along Eastern Avenue and Silverado Ranch Boulevard. The scale of the sign does not align with the established commercial character of the area. Therefore, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- 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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SILVERADO RANCH PLAZA, LLC

CONTACT: LIZ OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): _____ SDR-26-0407

8A

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

TAB/CAC: 9855 Gilespe Street, Las Vegas

Date: 7/29/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 5



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100769

ASSESSOR PARCEL #(s): 177-26-512-001

PROPERTY ADDRESS/ CROSS STREETS: 9701 S. Eastern Avenue | 177-26-512-001

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review

PROPERTY OWNER INFORMATION

NAME: Silverado Ranch Plaza, LLC.

ADDRESS: 701 S. Carson, STE. 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Silverado Ranch Plaza, LLC.

ADDRESS: 701 S. Carson, STE. 200

CITY: Carson City

STATE: NV

ZIP CODE: 89701

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, STE. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

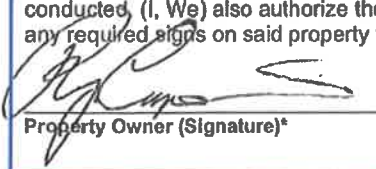
TELEPHONE: 702-792-7000

CELL 702-792-7031

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Silverado Ranch Plaza, LLC
Property Owner (Print)
Ryan Coopersmith

4-28-26
Date

June 16, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

Re: *Justification Letter – Sign Design Review*
APN: 177-26-512-001

To Whom It May Concern:

Please be advised this firm represents the Applicant, Silverado Ranch Plaza, LLC, in the above referenced matter. The site consists of the existing Silverado Ranch Plaza commercial shopping center, located at 9701 South Eastern Avenue, Las Vegas, NV 89183, on the southwest corner of South Eastern Avenue and East Silverado Ranch Boulevard (the “Property”). The Property is more particularly described as Assessor’s Parcel Number (“APN”) 177-26-512-001. The Property currently has one (1) existing pylon sign setback approximately 123 feet from South Eastern Avenue. Additionally, a monument sign is located on the northeast corner of the Property, near the South Eastern Avenue and East Silverado Ranch Boulevard intersections.

SIGN DESIGN REVIEW

Signage Area – 30.05.02.G

The Applicant requests a sign design review to allow for a new 250 square foot Electronic Message Unit, Static, accompanied by a decorative frame, resulting in a total of 310 square feet. This request exceeds the maximum allowable size of 100 square feet of signage permitted in a Commercial General (CG) zoning district, per 30.05.02.G. This new signage is proposed to be mounted behind the existing 250 square foot monument sign located at the northeast corner of the Property, creating a new freestanding sign. The LED display will conform to the definition of a Static Electronic Message Unit, which is allowed within the CG zoning district. The new freestanding sign will have a maximum overall height of 26 feet and 1 inch, featuring an LED screen that is approximately 17 feet tall and 14 feet and 8 inches wide. The existing portion of the sign which reads “Silverado Ranch” has a modern design with architectural pop-outs of varying heights. The proposed LED addition will complement this existing sign, incorporating a matching stucco finish and sleek, modern aesthetic.

The proposed sign is compatible in terms of scale and architectural features with the site and surrounding area. Positioned at the major intersection of South Eastern Avenue and East Silverado Ranch Boulevard, where South Eastern Avenue is 120 feet wide and East Silverado Ranch is 100 feet wide, the sign's height and dimensions are appropriate given its location near the busy intersection. The LED screen is strategically oriented towards the intersection and the

commercial area to the northeast. While there are residential properties on the northwest and southeast corners, the design and placement of the sign have been carefully considered to minimize any negative impact on these nearby homes. Additionally, the sign will meet all lighting requirements per Code.

The proposed sign aligns with the objectives of Title 30's sign regulations, which aims to provide appropriate identification for businesses while ensuring compatibility with neighboring properties and maintaining the health, safety and welfare of the community. The proposed sign improves visibility for businesses within the shopping center, without posing traffic and safety risks for motorists, and without detracting from the quality of life for nearby residential areas.

Maximum Number of Signs – 30.05.02.L

As a part of this design review, the Applicant requests to increase the number of freestanding signs along the South Eastern Avenue street frontage from one (1) sign to two (2) signs. The Property currently has one (1) existing pylon sign located at the South Eastern Avenue entrance, situated approximately 621 feet and 6 inches from the proposed sign location. This request aligns with the intent of the conditions set forth in 30.05.02.L, which aims to mitigate excessive commercial signage and enhance the aesthetics of commercial developments. The existing sign is set back approximately 123 feet from the street, which lacks adequate visibility from South Eastern Avenue. Because of this lack of visibility, there is a need for additional signage. Additionally, the proposed freestanding sign is designed to enhance the visual appeal of the commercial development and provide adequate signage, without contributing to a cluttered appearance along the street.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0395-KUM & GO, LLC

SIGN DESIGN REVIEW to increase the height of freestanding signs in conjunction with a proposed gas station and retail store on 5.0 acres in a CG (Commercial General) Zone.

Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-014

SIGN DESIGN REVIEW:

1. a. Increase the height of a freestanding sign along Silverado Ranch Boulevard to 70 feet where 20 feet is the maximum height permitted within an area subject to residential adjacency per Section 30.04.06I (a 250% increase).
- b. Increase the height of a freestanding sign along Dean Martin Drive to 35 feet where 20 feet is the maximum height permitted within an area subject to residential adjacency per Section 30.04.06I (a 75% increase).
- c. Increase the height of a freestanding sign along Silverado Ranch Boulevard to 70 feet where 50 feet is the maximum height permitted per Section 30.05.02L (a 40% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Freestanding signs
- Sign Height (feet): 70 (maximum)
- Square Feet: 265 (maximum)

Site Plans

The plans provided show a previously approved gas station and convenience store development located at the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive. The plans show 2 proposed freestanding signs with one sign located in the southeast corner of the site and

another located just south of the proposed northwest driveway. Both signs are shown to be at least 20 feet from the street and adjacent property lines and will be separated by at least 300 feet. Additionally, both signs are shown to directly face the street that they front with 1 sign per street frontage. While the sign located along Silverado Ranch Boulevard will have a portion of the sign facing Interstate 15, the sign is not located directly along the interstate as there is a street and flood channel located in between the sign and the interstate.

Sign Plan

The elevations provided show the larger of the 2 freestanding signs will be the sign located in the southeast corner of the site. This freestanding sign will be 70 feet tall and consist of 2 copy faces oriented in opposite directions and offset by 45 degrees. Each copy face will consist of a 265 square foot internally illuminated logo cabinet and a 235 square foot digital price board for a total of 500 square feet. The area of the proposed freestanding sign is under the 371 square feet allowed along Silverado Ranch Boulevard, as the digital price boards are exempt from the Title 30 sign regulations. The support structure and framing are clad in black metal that matches with the supports of the approved gas station.

The smaller of the 2 freestanding signs will be the sign located south of the northwest driveway. This freestanding sign will be 35 feet tall and consist of 2 copy faces oriented in opposite directions. Each copy face will total 219.5 square feet consisting of an 81.25 square foot internally illuminated logo cabinet and a 104 square foot panel board with digital price panels. The area of the proposed freestanding sign is under the 341 square feet allowed along Dean Martin Drive, as the digital price boards are exempt from the Title 30 sign regulations. The support structure and framing are clad in black metal that matches with the supports of the approved gas station.

Applicant's Justification

The proposed signs meet all other freestanding sign requirements except for their height. The site is substantially below both the Interstate 15 and Silverado Ranch Boulevard grades. The southeast corner of the Site is located at the interstate off-ramp and Silverado Ranch Boulevard intersection. The off-ramp and Silverado Ranch Boulevard both substantially increase in grade allowing for the Silverado Ranch Boulevard over pass of the 1-15. Due to this substantial increase, a 70-foot-tall sign is required to be seen above the elevated intersection. Additionally, there are no homes constructed adjacent to the site, the sign will be oriented towards the 1-15 traffic, and there are existing signs with increased sign heights in this corridor, including South Point's freestanding sign across the 1-15.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0654	Vacation and abandonment of patent easements	Approved by BCC	November 2025
DR-25-0653	Design review for a gas station and retail store	Approved by BCC	November 2025
ZC-25-0652	Zone change from RS20 to CG for a gas station	Approved by BCC	November 2025

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700010	Master plan amendment from Business and Design/Research Park (BDRP) to Commercial General (CG)	Approved by BCC	March 2019
VS-0721-12	Vacation and abandonment of a portion of Gary Avenue	Withdrawn	January 2013
ZC-0720-12	Zone change from R-E to M-D for a truck stop and travel center.	Withdrawn	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning (Overlay)	District	Existing Land Use
North & South	Business Employment	RS20		Undeveloped
East & West	Corridor Mixed-Use	RS20		Undeveloped

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

Clark County flood control channels & the Interstate 15 right-of-way are to the east of the site.

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
Sign Design Review**

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

Staff finds the purpose of limiting the size and height of freestanding signs is to make sure these signs will not be a distraction and will not greatly impact surrounding businesses and residential areas. The proposed freestanding signs will be located along both the Silverado Ranch Boulevard and Interstate 15 corridors that are higher speed with high traffic volumes. The issue, however, is there are no similar freestanding signs or signs of the size proposed located along the west side of Interstate 15. As a result, staff finds the proposed freestanding signs could become a distraction and would represent a negative precedent for the area. Staff is also concerned that the size and lighting of the sign could impact future surrounding businesses, and could also impact nearby residential properties to the south and west of the site due to their proximity. For these reasons, staff is unable to support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KUM & GO, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): SDR-26-0395

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 7/29/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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These groups hold public meetings at least once each month, and accomplish the following three functions:

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100668

ASSESSOR PARCEL #(s): 177-20-402-014

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond and Silverado Ranch

DETAILED SUMMARY PROJECT DESCRIPTION

Design review to increase height of freestanding sign.

PROPERTY OWNER INFORMATION

NAME: KUM & GO, LLC

ADDRESS: 185 S State Street #1300

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84111

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: KUM & GO, LLC

ADDRESS: 185 S State Street #1300

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84111

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Anthony J Celeste

ADDRESS: 1980 Festival Plaza Dr Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

M. Thomas Schofield
Property Owner (Signature)*

M Thomas Schofield
Property Owner (Print)

5/11/26
Date

June 24, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Sign Design Review to Increase Freestanding Sign Height and residential adjacency height*
APN: 177-20-402-014 (Northeast Corner of Dean Martin Dr. & Silverado Ranch Blvd.)

To Whom It May Concern:

Please be advised our Firm represents the Applicant in the above-referenced matter. By way of background, on November 5, 2025, the Board of County Commissioners approved ZC-25-0652 for a conforming zone change to Commercial General ("CG") and DR-25-0653 for a 5,637 SF convenience store with gas station on property located at the northeast corner of Dean Martin Drive and Silverado Ranch Boulevard, more particularly described as APN: 177-20-402-014 (the "Site"). The Applicant is now requesting a sign design review to allow for a 70-foot-tall freestanding sign.

As stated above, the Site is zoned CG. In a CG zone district, a freestanding sign is permitted. The Applicant is proposing to locate the freestanding at the southeast corner of the Site. The proposed freestanding sign will be oriented to the north and south facing traffic along the I-15. The proposed freestanding sign complies with the development standards below:

- There are no freestanding signs within 300-feet on the same side of the I-15.
- The Applicant is only proposing one freestanding sign on the Site.
- The sign area in total is 11-feet 6-inches by 43-feet 5-inches for a total square footage of approximately 500.
- The setback for the freestanding sign is 20-feet.
- The area of the logo portion of the sign and the maximum area are permitted. The area of the logo portion of the sign is approximately 265square feet.
- The sign is not along a freeway.

Additionally, per the Title 30.05.02(L), the allowed height for a freestanding sign in the CG district is 50-feet, or the maximum allowed building height in the CG zone district (*see* Title 30.02.14(B)). The Applicant is requesting a sign design review to increase the freestanding sign height to 70-feet. The Applicant is also seeking a sign design review to allow a 70 foot sign where

20 feet is maximum allowed adjacent to residential. The reason for the request to increase sign height is because the Site is substantially below both the I-15 and Silverado Ranch Boulevard grades. The southeast corner of the Site is located at the I-15 off-ramp and Silverado Ranch Boulevard intersection. The off-ramp and Silverado Ranch Boulevard both substantially increase in grade allowing for the Silverado Ranch Boulevard over pass of the I-15. Due to this substantial increase, a 70-foot-tall sign is required to be seen above the elevated intersection. Additionally, there are no homes constructed adjacent to the Site, the sign will be oriented towards the I-15 traffic and there are existing signs with increased sign heights in this corridor including South Point's freestanding sign across the I-15.

We thank you in advance for your consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0398-MARY BARTSAS 7, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-16-401-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment patent easements and a portion of the Ford Avenue right-of-way. The vacation is being requested in order to allow for the full development of the site and to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0516-06	Zone change from C-2 to H-1 for a future commercial development	Approved by BCC	May 2006
ZC-0283-95	Zone change from H-1 to C-2 for a mini-warehouse, car wash, and restaurant complex	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Mini-warehouse facility
South	Public Use	CR	Electrical substation
East	Neighborhood Commercial	CR	Single-family residential
West	Entertainment Mixed-Use	CG	Outdoor storage & vehicle rental

Related Applications

Application Number	Request
UC-26-0397	A use permit, waivers of development standards, and design review for a resort hotel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Giles Street, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARY GUY WILSON ARCHITECTS

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): UC-26-0397 & VS-26-0398

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 7/29/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

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

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

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 26-100168

ASSESSOR PARCEL #(s): 177-16-401-001

PROPERTY ADDRESS/ CROSS STREETS: SEC LVBS & Ford Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of Right of Way

PROPERTY OWNER INFORMATION

NAME: Mary Bartsas 7, LLC

ADDRESS: 10181 Park Run Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Gary Guy Wilson Architects - Tyler Johnson

ADDRESS: 4945 W. Patrick Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-534-7888

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jay Brown LTD-Lucy Stewart

ADDRESS: 520 S. 4th Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE:

CELL 702-499-6469

ACCELA REFERENCE CONTACT ID # 165577

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

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

Mandi Rivera
Property Owner (Signature)*

Mandi Rivera
Property Owner (Print)

06/04/20
Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

March 29, 2026

Mr. Hunter White, Principal Planner
Comprehensive Planning
500 Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

RE: APR 26-100168/ APN: 177-16-401-001

Dear Mr. White:

Please accept this as our request for a vacation and abandonment for right of way and patent easement, located on the southeast corner of Las Vegas Boulevard and Ford Avenue. There is a patent easement along the southern boundary of the site; it needs to be vacated to develop the site. It is not needed for street purposes. Right-of-way on Ford is requested to be vacated as it is no longer needed. We respectfully request approval of this request.

Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0397-MARY BARTSAS 7, LLC:

USE PERMITS for the following: 1) expand the gaming enterprise district; and 2) resort hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-16-401-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the throat depth for the driveway along Las Vegas Boulevard South to 17 feet where 100 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
 - b. Reduce the throat depth for the eastern driveway along Ford Avenue to 9 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - c. Reduce the throat depth for the western driveway along Ford Avenue to 9 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - d. Reduce the throat depth for the driveway along Giles Street to 14 feet where 100 feet is required per Uniform Standard Drawing 222.1 (an 86% reduction).
 - e. Reduce the approach distance of the eastern driveway along Ford Avenue to the intersection of Giles Street and Ford Avenue to 58 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).
 - f. Reduce the departure distance of the western driveway along Ford Avenue to the intersection of Las Vegas Boulevard South and Ford Avenue to 127 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 15% reduction).
2. Allow non-standard improvements (sidewalk, parking stalls, and landscaping) within the future right-of-way of Las Vegas Boulevard South where such improvements are not permitted per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.75
- Project Type: Resort Hotel
- Number of Rooms: 313
- Number of Stories: 6 (Hotel Tower)/3 (Parking Garage)
- Building Height (feet): 100 (Hotel Tower)/30 (Parking Garage)
- Square Feet: 274,058
- Parking Required/Provided: 407/411 (future)/407/428 (current)
- Sustainability Required/Provided: 7/7

Gaming Enterprise District Expansion

This site is located along the east side of and within 1,500 feet of the centerline of Las Vegas Boulevard South, which places the entire site within the Las Vegas Boulevard Gaming Corridor. Per Section 30.06.05D, any property which is located within the Las Vegas Boulevard Gaming Corridor and was zoned CR (formerly H-1) as of July 16, 1997, is within the Gaming Enterprise District (GED). In March 1995 this site was rezoned from H-1 to C-2 (now CG) to construct a mini-warehouse, vehicle wash, and restaurant complex that was not constructed. The site was not reclassified back to an H-1 (now CR) zone until May 2006 by ZC-0516-06. The use permit to expand the GED is required to allow the proposed resort hotel to be approved on this site.

Site Plan

The plans show a podium structure with a 6 story hotel tower located centrally on the site with a 3 story parking garage structure attached to the east side of the podium structure. A porte-cochere and other awning structures are provided and attached along the west and northwest portions of the building. Overall, the proposed podium building will be set back 34 feet from the future right-of-way line of Las Vegas Boulevard South, 48 feet from Ford Avenue, and 24 feet from the south property line. The parking structure portion of the building will be set back 15 feet from Ford Avenue and 10 feet from Giles Street.

Access to the site will be provided by 1 driveway located along Las Vegas Boulevard South in the southwest corner of the site, 2 driveways along Ford Avenue, and 1 driveway will be in the southeast corner of the site along Giles Street. These driveways will provide access to drive aisles that encircle the podium building and will provide access to the parking garage. A total of 407 parking stalls are required for the site with 428 parking spaces being provided immediately and 411 parking spaces being provided once Las Vegas Boulevard South is expanded. A total of 67 surface level parking spaces are being provided to the north and west of the podium building, however, 17 spaces are located within the Las Vegas Boulevard South right-of-way and will eventually be removed for a total of 50 surface parking spaces. A total of 361 parking spaces will be in the parking garage structure, which includes basement levels. A loading dock and trash enclosure area is provided attached to the southeast corner of the podium building, south of the parking garage.

Landscaping

Street landscaping will be provided along all street frontages. In addition parking lot landscaping will be provided and will meet code standards. However, along Las Vegas Boulevard South, the rear landscaping strip will be 17.5 feet wide until the right-of-way is expanded. Ultimately, a total of 37 street trees are required with 46 trees being provided and 11 parking lot trees are required with 11 trees being provided.

Elevations

The hotel tower podium will reach a maximum height of 30 feet tall and will primarily be constructed of white and beige glass fiber reinforced concrete (GFRG) and stucco panels on all 4 sides with stone veneer accents. The hotel tower portion of the building will step in height with the primary portion of the tower reaching 80 feet with the maximum height of the tower reaching 100 feet. The primary portion of the tower will consist of white and beige GFRG and stucco panels with glass walls delineating lounge spaces and to break up the facade. Additionally, the tower will contain various decorative metal panels, murals, and signs. The parking garage will be constructed of white and beige painted concrete and will be covered by murals on the east side of the garage. The garage structure will reach a maximum height of 30 feet.

Floor Plans

The entire resort hotel development has an area of 274,058 square feet which consists of 169,138 square feet of hotel tower space for 313 guest rooms. The podium consists of 51,120 square feet which includes 30,420 square feet of public space consisting of gaming area, restaurants, retail, entertainment, pool, and similar spaces. The hotel building will also contain 20,700 square feet of back of house area. The hotel will contain a basement area that will house an underground parking area. The main portions of the podium will occupy floors 1 through 2 and will include the casino, restaurant, entertainment areas, pool, and other public spaces. Floors 3 through 6 will contain various guestrooms.

Applicant's Justification

The subject site is designated Entertainment Mixed-Use (EM), which is designed to accommodate high-intensity resort, hospitality, gaming, and entertainment uses. The proposed resort hotel is fully consistent with this designation. Surrounding land uses include a mix of commercial, utility, and resort-oriented developments and the project is consistent in scale and intensity with existing and planned development in the area. Traffic circulation, parking, and access points have been carefully planned to ensure safe and efficient operation. All driveways on this project are being designed with a large turning radius, allowing for quick, smooth transitions for cars entering and exiting the property and keeping traffic flowing. In reviewing other properties in the area, it appears that the throat depth that is provided for existing similar uses is less than the required 150 feet. Given this, it seems appropriate that a reduction in throat depth for this much smaller proposed development would be functional and appropriate in this area. The proposed driveway locations are necessitated by the limited frontage available along the streets and the need to provide safe and efficient access to the proposed development while accommodating internal circulation, parking areas, loading facilities, utility infrastructure, and pedestrian pathways. The driveways have been strategically positioned to maximize operational efficiency and minimize conflicts within the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0516-06	Zone change from C-2 to H-1 for a future commercial development	Approved by BCC	May 2006
ZC-0283-95	Zone change from H-1 to C-2 for a mini-warehouse, car wash, and restaurant complex	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Mini-warehouse facility
South	Public Use	CR	Electrical substation
East	Neighborhood Commercial	CR	Single-family residential
West	Entertainment Mixed-Use	CG	Outdoor storage & vehicle rental

Related Applications

Application Number	Request
VS-26-0398	A vacation and abandonment of right-of-way and patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

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

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

According to Section 30.06.05D, a request to expand the GED and accompanying resort hotel shall demonstrate the following: public services will not be unduly impacted by the proposed establishment and such services to the site are and can be adequately provided; the proposed establishment will enhance the local economy; the site is planned and appropriately zoned; and the proposed establishment is compatible with the surrounding area and will not negatively impact surrounding uses. Staff finds the applicant has, through a survey provided, shown the site is within 1,500 feet of the centerline of Las Vegas Boulevard, is zoned CR which permit gaming related uses, and has an accompanying planned land use designation of Entertainment Mixed-Use. The applicant has also provided Regional Infrastructure Services Evaluation (RISE) reports that indicate water supply, wastewater facilities, and flood control facilities are sufficient for the

proposed development and any effects will be properly mitigated. The reports provided also indicate the proposed establishment will not produce additional daily trips to the site that will increase the demand for the surrounding roads beyond their designed capacity. The applicant has also confirmed that they will continue to work with both the Las Vegas Metropolitan Police Department and Clark County Fire Department to meet any necessary conditions to assure proper coverage to the site. The reports provided also indicate the proposed establishment will enhance the local economy by adding at least 300 full-time positions and 100 part-time positions related to the resort hotel.

Ultimately, staff finds the proposed expansion of the Gaming Enterprise District and the Resort Hotel is appropriate for the subject site as the subject site is situated in an area with a significant history of resort and entertainment uses. The area along Las Vegas Boulevard South between Warm Springs Road and Cactus Avenue has seen past approval of new resort hotels, large scale shopping centers, resort condominium developments, and similar entertainment and tourism related uses. The area surrounding the site has several other resort hotels to the west such the South Point and Silverton resort hotels. The proposed resort hotel is proposing a variety of new restaurant, retail, and resort uses that are compatible with the other uses found along this portion of Las Vegas Boulevard South. Staff finds the proposed request will support Clark County Master Plan Policies 5.1.3 and 5.1.5, as well as Enterprise Specific Policies EN-5.3 and EN-6.4. These policies all support the development of uses, particularly along Las Vegas Boulevard South, that support the base economic activities of the Las Vegas Valley, and which promote high intensity uses along areas with high pedestrian and public transit use.

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 design of the resort hotel consist of a contemporary design that is unique and architecturally diverse, which is appropriate for the surrounding area by limiting the more visually intrusive aspects to the facades that face away from residential developments. The proposed height for the building is consistent with similar resort hotel developments in the height and transitions to a lower along the east. The layout of the site is logical and distributes the proposed uses in the center of the site. The building is provided with adequate pedestrian walkways. The street landscape areas along the street frontages, which consist of detached sidewalks, provides a safe and comfortable environment for pedestrians and provides the correct number of trees. Staff also finds the site overall is well landscaped and will have plenty of additional landscaping to help reduce the heat island effect and provide for a comfortable pedestrian environment. Parking is accounted for with the provided parking garage and enough parking spaces have been provided. While the number of loading spaces is lower than required, the applicant has provided sufficient justification for the proposed number. As a result, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the combined request for reduced throat depth and reduced approach and departure distances, as the proposed use will create a significant increase in traffic. Together, these reductions compromise safe vehicle movements, increase the potential for conflicts at the driveway. This site is a raw parcel, and there is no reason they cannot meet the minimum requirements.

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #2, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

Staff Recommendation

Approval of use permit, waiver of development standards #2, and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Prior to the issuance of building permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;

- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Giles Street, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The southerly driveway must operate as a one-way ingress in driveway on Las Vegas Boulevard and as one-way egress out into Giles Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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. The Determination of No Hazard must not be expired.
- 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, and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0014-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GARY GUY WILSON ARCHITECTS
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0397 & VS-26-0398

11A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 7/29/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

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

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

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 15



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 26-100168

ASSESSOR PARCEL #(s): 177-16-401-001

PROPERTY ADDRESS/ CROSS STREETS: SEC LVBS & Ford Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Resort Hotel & Casino

PROPERTY OWNER INFORMATION

NAME: Mary Bartsas 7, LLC

ADDRESS: 10181 Park Run Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Gary Guy Wilson Architects - Tyler Johnson

ADDRESS: 4945 W. Patrick Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-534-7888

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jay Brown LTD-Lucy Stewart

ADDRESS: 520 S. 4th Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: _____ CELL 702-499-6469

ACCELA REFERENCE CONTACT ID # 165577

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

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

Mandi Rivera
Property Owner (Signature)*

Mandi Rivera
Property Owner (Print)

02/04/20
Date

*LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell*

June 15, 2026

Mr. Hunter White, Principal Planner
Comprehensive Planning
500 Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

RE: APR 26-100168/ APN: 177-16-401-001

Dear Mr. White:

Please accept this as our request for a Special Use Permit, Design Review, and Waiver of Development Standards for the development of a proposed Casino Hotel that will include a 20,000-square-foot casino, a 169,138-square-foot 313-room hotel, a restaurant, a grab-and-go food outlet, a pool, an entertainment bar, and a parking garage. The proposed site is located on the Southeast corner of Las Vegas Boulevard and Ford Avenue and conforms to the current zoning of CR (Commercial Resort) and the land use designation of EM (Entertainment Mixed Use).

Project Description and Request

The project consists of a multi-component hospitality and gaming facility, including:

- A 20,000-square-foot casino
- A 169,138-square-foot hotel tower consisting of 313 guest rooms
- A 3,406-square-foot main lobby and mezzanine level
- A restaurant and grab-and-go food service component
- An entertainment bar and pool amenity area
- A structured parking garage

The subject site is located on approximately 3.5 acres at the southeast corner of Las Vegas Boulevard South and Ford Avenue, with direct frontage along Las Vegas Boulevard. The site is designated Entertainment Mixed-Use (EM) and zoned Commercial Resort (CR).

Background-Neighborhood Meeting

A neighborhood meeting was held in December 2024. After receiving feedback from several neighbors who attended, the following project updates were made to further complement the surrounding neighborhood:

- Increased landscape buffer widths along Giles Street and Ford Street
- Increased the number of trees throughout the project
- Relocated the trash enclosure farther from Giles Street
- Added a decorative mural to the exterior wall of the parking garage

Site Design and Improvements

The proposed development consists of a five-level integrated casino hotel structure, designed to provide a cohesive, high-quality resort environment with enhanced streetscape and pedestrian-oriented features.

Key elements include:

- A 28-foot landscaped buffer along Las Vegas Boulevard with enhanced pedestrian pathways.
- 407 parking spaces were reduced due to the proximity to bus stops on Las Vegas Blvd. South.
- EV-capable and EV-installed spaces per Title 30.
- Interior parking lot landscaping with shade trees and shrubs.

Applications Requested

Design Review- Design Review for a five-level casino hotel development.

Special Use Permit -SUP for Gaming Enterprise District Expansion. Expansion of the Gaming Enterprise District (GED) to include the subject site.

Special Use Permit-Special Use Permit for a hotel

Special Use Permit-Special Use Permit for a casino.

Special Use Permit-Special Use Permit for accessory uses -retail establishments, eating and drinking establishments.

Special Use Permit Deviation – Request to reduce the required number of loading spaces from 11 to 3. Due to the site's smaller size, providing the full number of

loading spaces would consume a disproportionate amount of developable land and create inefficiencies in the overall site design. The proposed three loading spaces will adequately serve the facility's operational needs, as deliveries and loading activities will be carefully coordinated and scheduled throughout the day to prevent conflicts and ensure efficient on-site circulation.

Special Use Permit Deviation – Request to reduce the required number of parking spaces by 10% due to the proximity to bus stops on Las Vegas Boulevard South (see attached bus stop map).

Use Permit Findings (Title 30)

1. The proposed use is consistent with the adopted General Plan and applicable land use designations.

The subject site is designated Entertainment Mixed-Use (EM), which is designed to accommodate high-intensity resort, hospitality, gaming, and entertainment uses. The proposed casino hotel is fully consistent with this designation.

2. The proposed use is compatible with surrounding development and land uses. The property is located along the Las Vegas Boulevard resort corridor and is zoned Commercial Resort (CR). Surrounding land uses include a mix of commercial, utility, and resort-oriented developments. The project is consistent in scale and intensity with existing and planned development in the area.

3. The proposed use will not be detrimental to public health, safety, or general welfare.

The project has been designed to meet all applicable building, fire, and safety codes. Traffic circulation, parking, and access points have been carefully planned to ensure safe and efficient operation. No adverse impacts to public welfare are anticipated.

4. Adequate public facilities and services are available to serve the proposed use. The site is located within an urbanized area with access to existing infrastructure, including roadways, utilities, drainage, and emergency services. We provided RISE reports showing that no deficiencies in public services are anticipated.

5. The proposed use will not create undue traffic congestion or unsafe conditions. The project includes multiple access points and structured parking to accommodate vehicle circulation. Traffic will be distributed efficiently across ingress and egress points, and the design is consistent with similar resort developments in the area.

Waivers of Development Standards

1. Waiver of Development Standards - Reduce the throat depth to 17.39 feet on the driveway on Las Vegas Boulevard South, where 100 feet are required by Standard Drawing 222.1.

2. Waiver of Development Standards - Reduce the throat depth to 9.50 feet ingress on the western driveway on Ford Avenue, where 100 feet are required by Standard Drawing 222.1.

3. Waiver of Development Standards -Reduce the throat depth to 9.50 feet ingress on the eastern driveway on Ford Avenue, where 100 feet are required by Standard Drawing 222.1.

4. Waiver of Development Standards -Reduce the throat depth to 14.64 feet ingress on the driveway on Giles Street, where 100 feet are required by Standard Drawing 222.1.

5. Waiver of Development Standards – Reduce approach distance for the east commercial driveway on Ford Avenue to 58.01 feet, where the minimum required approach distance is 150 feet per Uniform Standard Drawing 222.1

6. Waiver of Development Standards A Waiver of Development Standards to 30.52 to allow non-standard improvements within the Las Vegas Boulevard South right-of-way, including detached sidewalks and landscaping improvements, prior to the future expansion of Las Vegas Boulevard South.

7. Waiver of Development Standards A Waiver of Development Standards to reduce the departure distance for the west commercial driveway on Ford Avenue to 127.73 feet where the minimum required departure distance is 190 feet per Uniform Standard Drawing 222.1

Waiver of Development Standards Findings

-Waivers 1-4-There are unique or extraordinary circumstances specific to the site that justify the requested waivers. All driveways on this project are being designed with a large turning radius, allowing quick, smooth transitions for cars entering and exiting the property and keeping traffic flowing. In reviewing other properties in the area, it appears that the throat depth that is provided for existing similar uses is less than the required 150'. An example of this is the Southpoint Casino, which is significantly larger than the proposed project and has reduced throat depths at all driveways on its property. Given this, it seems appropriate that a reduction in throat depth for this much smaller proposed development would be functional and appropriate in this area.

Waiver #5 - The applicant is requesting a Waiver of Development Standards to allow an approach distance of 58.01 feet for the east commercial driveway on Ford Avenue, where a minimum approach distance of 150 feet is required pursuant to Uniform Standard Drawing 222.1.

The proposed driveway location is necessitated by the limited frontage available along Ford Avenue and the need to provide safe and efficient access to the proposed development while accommodating internal circulation, parking areas, loading facilities, utility infrastructure, and pedestrian pathways. The driveway has been strategically positioned to maximize operational efficiency and minimize conflicts within the site.

Although the proposed approach distance is less than the standard requirement, the roadway segment is designed to provide adequate sight visibility for motorists entering and exiting the site. The development will generate traffic patterns that are typical of commercial and hospitality uses, and vehicles approaching the driveway will have sufficient opportunity to recognize and react to turning movements. In addition, the proposed access configuration has been reviewed in conjunction with the overall site design to ensure that traffic operations remain safe and functional.

Strict compliance with the approach distance standard would significantly constrain site planning and could result in less efficient internal circulation and vehicle maneuvering. The requested deviation allows the site to function as

intended while maintaining safe access conditions. Therefore, the requested waiver will not adversely affect public safety, neighboring properties, or the operation of the surrounding transportation network.

Waiver #6-The requested waiver is necessary to permit interim streetscape improvements along Las Vegas Boulevard South pending the ultimate widening and full buildout of the roadway corridor. At this time, the timing for the future expansion of Las Vegas Boulevard South remains uncertain, and without the proposed improvements the frontage would remain in an unfinished condition for an extended period of time.

The applicant is proposing detached sidewalks and enhanced landscaping improvements to create an attractive and cohesive streetscape environment along the project frontage. These improvements will enhance the visual character of the corridor, improve the pedestrian experience, and provide a more aesthetically pleasing transition between the public right-of-way and the proposed development. The detached sidewalk design also provides additional separation between pedestrians and vehicular traffic, thereby improving pedestrian comfort and safety.

The proposed improvements are intended to function as interim enhancements until such time as Las Vegas Boulevard South is widened and ultimate right-of-way improvements are constructed. At that time, the frontage improvements can be modified or reconstructed to conform with the future roadway design standards.

Accordingly, the requested waiver will allow meaningful and attractive frontage improvements to be installed in advance of future roadway expansion, while avoiding the long-term presence of undeveloped frontage conditions along this prominent corridor.

The subject property is constrained by its configuration, its adjacency to utility infrastructure (an NV Energy facility and a flood control channel), and its location within a transitioning resort corridor. These factors create unique design conditions not typical of standard commercial sites.

Waiver #7- The applicant is requesting a Waiver of Development Standards to allow an approach distance of 58.01 feet for the east commercial driveway on Ford Avenue, where a minimum approach distance of 150 feet is required pursuant to Uniform Standard Drawing 222.1.

The proposed driveway location is necessitated by the limited frontage available along Ford Avenue and the need to provide safe and efficient access to the proposed development while accommodating internal circulation, parking areas, loading facilities, utility infrastructure, and pedestrian pathways. The driveway has been strategically positioned to maximize operational efficiency and minimize conflicts within the site.

Although the proposed approach distance is less than the standard requirement, the roadway segment is designed to provide adequate sight visibility for motorists entering and exiting the site. The development will generate traffic patterns that are typical of commercial and hospitality uses, and vehicles approaching the driveway will have sufficient opportunity to recognize and react to turning movements. In addition, the proposed access configuration has been reviewed in conjunction with the overall site design to ensure that traffic operations remain safe and functional.

Strict compliance with the approach distance standard would significantly constrain site planning and could result in less efficient internal circulation and vehicle maneuvering. The requested deviation allows the site to function as intended while maintaining safe access conditions. Therefore, the requested waiver will not adversely affect public safety, neighboring properties, or the operation of the surrounding transportation network.

-The waivers are necessary to permit the development of the site in a reasonable manner.

Strict application of the code requirements (loading, buffering, and throat depth) would result in inefficient site design, redundant improvements, or operational constraints that are not aligned with the functional needs of a casino hotel development.

-The waivers will not be detrimental to public health, safety, or welfare. All requested waivers have been evaluated in the context of operational performance and safety. The reduced loading, alternative buffering, and modified access design will function effectively without creating hazards or adverse impacts.

-The waivers will not adversely affect surrounding properties or impair the intent of the regulations. There are five driveways that allow traffic to be distributed among. All back-of-house traffic is directed to the driveway on Giles Street, where there are loading spaces. The proposed alternatives meet or exceed the code's intent by providing functional, visually appropriate, and context-sensitive design solutions. Adjacent properties will not experience negative impacts as a result of the requested waivers.

-The waivers are consistent with the purpose and intent of Title 30. Title 30 is intended to promote flexible, context-sensitive development while maintaining public safety and design quality. The requested waivers support these objectives by allowing a well-designed resort project that responds to site-specific conditions.

- The requested waivers are the minimum necessary to alleviate the identified constraints. Each waiver has been carefully calibrated to address specific site and operational conditions without exceeding what is necessary to achieve functionality.

Conclusion

The proposed development will result in substantial benefits to the public.

The project will:

- Enhance the Las Vegas Boulevard corridor
- Provide economic development and employment opportunities
- Activate an underutilized site with a high-quality resort destination
- Improve streetscape and infrastructure

The proposed casino hotel development is a well-designed, code-responsive, and context-appropriate project that advances the vision of the Las Vegas Boulevard

South corridor. The requested entitlements and waivers are justified based on operational characteristics, site-specific conditions, and consistency with Title 30.

We respectfully request approval of this application.

Lucy Stewart

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0384-ZHENG DA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening width.

DESIGN REVIEW for modifications to a previously approved commercial building on 0.85 acres in a CN (Commercial Neighborhood) Zone.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/xx (For possible action)

RELATED INFORMATION:

APN:

177-18-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of the landscape buffer along the east property line to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Project Type: Commercial building with outdoor dining
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 7,240
- Parking Required/Provided: 27/30
- Sustainability Required/Provided: 7/7

History & Request

In May 2026, the subject site was approved for a 7,240 square foot commercial building through UC-26-0039 with an accompanying plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) through PA-26-700001, a zone change from H-2 and RS20 to CG for a retail building through ZC-26-0038 which was ultimately reduced to CN. The applicant in UC-26-0039 requested several waivers of development standards for street landscaping, buffering and screening, and trash enclosure setback which were ultimately denied by the Board of County Commissioners. In response, the applicant is requesting to redesign the

site in order to address the planning staff and the Commissioners' previous concerns, and to remove the need for many of the previous waivers. The applicant, however, is still requesting a reduction to the width of the eastern screening buffering landscape area.

Site Plans

The plans depict a currently undeveloped site located at the southeast corner of Decatur Boulevard and Ford Avenue. The plans show the site is proposed to be developed with a 7,240 square foot retail and restaurant building oriented north-to-south in the southeast portion of the site. The site will be accessed by two, driveways, 1 located centrally on the Decatur Boulevard frontage and another driveway located in the northeast corner of the site along Ford Avenue.

The trash enclosure has been relocated to the northwest corner of the parking area and is set back 10 feet from Decatur Boulevard and 20 feet from Ford Avenue. The trash enclosure was previously located approximately 66 feet from the east property line, to the west side of the driveway along Ford Avenue. This enclosure was located 5.5 feet from the north property line, where 10 feet is required. Parking stalls and drive aisles are provided to the north and west of the proposed building. A total of 27 parking spaces are required with a total of 30 parking spaces being provided, inclusive of 3 ADA spaces and 4-EV installed charging spaces. This represents a 1 space reduction from the plans approved with UC-26-0039. These parking spaces and drive aisles are situated approximately 15 feet from the residential property to the south, where at least 30 feet is required.

Landscaping

The landscaping plans provided show a combination of street, parking lot, and buffering landscaping will be provided. Along Decatur Boulevard, the landscaping area will consist of two, 5 foot wide landscaping strips on each side of a detached sidewalk. Within these landscaping strips, large trees are provided every 20 feet to 30 feet, staggering where possible. A total of 12 large trees are provided along Decatur Boulevard where 8 trees are required and represents an increase of 12 total trees. Along Ford Avenue, a 20 foot wide landscape strip is provided behind an attached sidewalk (site is not wide enough to accommodate a detached sidewalk) along the entire frontage where previously the landscaping area reduced to a 5.5 foot wide portion just to the west of the Ford Avenue driveway, where the proposed trash enclosure was located. Within this landscaping strip, 6 large trees are provided where 3 large trees are required and represents a doubling of the number of trees provided along this frontage.

Within the parking lot, landscaping consists of landscaping finger islands every 3 to 6 spaces with large trees and a variety of shrub species. A total of 5 parking lot trees are required with 11 trees being provided.

Along the east and south property lines of the site, buffering and screening consists of a 10 foot and 15 foot wide landscape strips, respectively, with an associated 8 foot tall decorative wall. A double row of evergreen trees is provided every 10 feet along the entire length of both property lines. A waiver of development standards is required, however, as a 15 foot wide landscaping strip is required along the east property line.

Elevations

The elevations show the proposed building will be a typical commercial building, rising to a maximum height of 27.5 feet. The building will consist primarily of an ivory-colored stucco with brown brick horizontal accents and white stone block running along the base of the building. Gray colored, foam crown molding will be provided along the roof line with additional grey colored foam stucco decorative band running horizontally through the middle of all 4 façades. Black light fixtures are also placed about 9 feet high on each vertical brick accent wall. Parapet walls are also provided along the front/west façade to break up the roof line and delineate the storefronts. Access to the building is provided primarily on the west side of the building through conventional aluminum storefront window/door systems that are shaded with beige colored metal awnings. Hollow metal doors are provided along the east façade for emergency access with additional storefront window/doors systems provided on the north and south façades. A brown-painted wood lattice will be provided on the south façade to cover the proposed outdoor dining area.

Floor Plans

The floor plans depict the interior of the building will contain 7,240 square feet with 6 total suites. The northern 5 suites have been designed for retail and range in size from 1,120 square feet up to 1,260 square feet. The southernmost suite is designated as a restaurant suite containing 1,240 square feet with a 193 square foot outdoor dining area. Each suite is shown as a tenant shell.

Applicant's Justification

The proposed development will accommodate traditional, commercial uses and will allow for a transition over time to a mix of commercial, retail, and mixed uses. The trash enclosure has been relocated along Decatur Boulevard so that a street landscaping reduction is no longer necessary, previously waiver of development standards #2 in UC-26-0039. Although there is a request to reduce the width of the east buffer to 10 feet at the rear of the building, an offset row of trees placed every 10 feet on center for a dense buffer between the potential residences and the retail plaza has been provided. Both perimeter walls will be raised by 2 feet for a final wall height of 8 feet throughout.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-26-0039	Use permit and design review for a retail building with outside dining and drinking.	Approved by BCC	May 2026
VS-26-0037	Vacation and abandonment for a portion of right-of-way and patent easements	Approved by BCC	May 2026
ZC-26-0038	Zone change from H-2 & RS20 to CG for a retail building – reduced to CN	Approved by BCC	May 2026
PA-26-700001	Plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM)	Approved by BCC	May 2026
UC-19-0460	Use permit for a restaurant & supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-15-0802	Use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Emergency care & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Screening and buffering landscaping located between commercial and residential developments and properties is essential due to the impact that higher intensity commercial developments can have on lower intensity residential developments. In this case, the buffer width is being reduced only along a portion of the east property. The applicant, while redesigning the site, has opted to use a medium sized evergreen tree as opposed to a large evergreen tree, which should be better suited for the reduced width of the buffer. Additionally, the applicant is otherwise providing a double staggered row of trees and a decorative 8 foot tall screen wall. Staff finds the buffer is being provided per Code except for the width. The applicant ultimately is addressing this reduction by providing a smaller sized tree and incorporating the double row of trees that was not previously provided. This redesign addresses staff's previous concerns regarding crowding in this area. The proposed buffer will appear no different than a standard buffer and should have a similar effectiveness of the buffering noise, odor, and visual impacts. While staff does not normally support waivers for reducing the width of landscape areas, staff can support in this case

as the applicant has made significant efforts to improve the design of the buffer in spite of the physical limitation of the site. For these reasons, staff is unable to support this request.

Design Review

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

Staff finds the proposed modifications do not significantly impact the parking area, driveways, and building with these areas essentially remaining the same. The majority of the changes are centered around the trash enclosure, street landscaping, and the screening and buffering. The changes that are being proposed appear to enhance the design of the site and address several of the concerns from staff and the Board of County Commissioners from the previous application. The relocation of the trash enclosure has allowed for an increase in the number of trees and the width of the street landscaping area along Ford Avenue. The trash enclosure is being designed to match the principal building, which should reduce any negative visual impacts, and is now meeting the necessary setbacks. The screening and buffering areas that were previously deficient along the south and east property lines now contain the necessary wall and landscaping material. While the width of the eastern buffer is still under Title 30 requirements, the applicant has mitigated this by providing slightly smaller trees and a double row of trees that should still adequately serve as a buffer and address previous concerns regarding crowding. Ultimately, staff finds the design is significantly improved, has addressed previous concerns, and now meets the intent of Title 30 regulations. For these reasons, staff can support this request.

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.

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 UC-26-0039;
- 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.

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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOE MOMENI

CONTACT: RENE ROLIN, MOMENI ENGINEERS, 8360 W. SAHARA AVENUE, SUITE 110, LAS VEGAS, NV 89117



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0384

12A

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

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 7/29/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100925

ASSESSOR PARCEL #(s): 177-18-401-001

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. and Ford Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

New retail plaza at the corner of Decatur Blvd and Ford Avenue with a restaurant with patio seating

PROPERTY OWNER INFORMATION

NAME: Zheng DA LLC

ADDRESS: 2563 Red Arrow Drive

CITY: Las Vegas

STATE: NNV

ZIP CODE: 89135

TELEPHONE: CELL 702.807.9359

APPLICANT INFORMATION (information must match online application)

NAME: Moe Momeni

ADDRESS: 8360 West Sahara Avenue, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702.902.2444 CELL 702.308.2307 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Rene Rolin

ADDRESS: 8360 West Sahara Avenue, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702.499.4555 CELL 702.499.4555 ACCELA REFERENCE CONTACT ID #

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

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

ZHI GANG WANG

Property Owner (Signature)*

Zhi Gang Wang

Property Owner (Print)

06.17.2026

Date

June 3, 2026

APR 26 100925

Re: Decatur Blvd. and Ford Avenue_ Waiver of Standards

To whom it may concern,

Please find attached package as a request for a Waiver of development standards for a proposed Retail Plaza at the corner of Decatur Boulevard and Ford Avenue.

The plan amendment, zone change and vacation and abandonment of this site were previously approved. The waiver of standards is requested to allow a retail plaza with an outdoor dining area at the South corner of the building/property. Maintaining the use of the CG district per Title 30 to accommodate traditional, auto oriented commercial uses allows the transition over time to a mix of commercial, retail, and mixed uses. While Title 30 requires a reduced number of parking spaces we exceed the parking requirement by 2 spaces.

The trash enclosure has been relocated so that street landscaping will not need to be reduced. The Deputy Director recommended at the past meeting in May that the tree buffer at the eastern property line be intensified. Although we are requesting a reduction of width to 10'-0" at the rear of the building we have provided an offset row of trees due to the limited site area, and they have been placed 10' o.c. (in lieu of the required 20') for a dense buffer between the potential existing residences and the retail plaza. We will be raising both perimeter walls by 2'-0" for a final wall height of 8'-0" throughout.

The benefit of this corner retail would complement the surrounding area and its viability for access from the main arterial of Blue Diamond linking the economic growth.

We ask respectfully for your approval of the use permit and waiver of standards requests as more than the minimum 7 required sustainability points have been met to strengthen the neighborhood.

Sincerely,
Momeni Engineers, LLC.



Moe Momeni, P.E., S.E.
Principal

l 702.902-2444 f 702.248-8495
3110 S. DURANGO DR., STE. #205
LAS VEGAS, NEVADA 89117
www.mhmengeers.com