



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

May 13, 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 be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/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.

- III. Approval of Minutes for April 29, 2026. (For possible action)
- IV. Approval of the Agenda for May 13, 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. **ET-26-400034 (UC-23-0891)-GARNER GEORGE W. & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into air space; 2) eliminate cross access; and 3) allow access to a local street where access from a collector or arterial street is required.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) lighting plan on 2.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Eldorado Lane and west of Dean Martin Drive within Enterprise. MN/bb/kh (For possible action) **06/02/26 PC**
- 2. **WS-26-0206-RHONICK PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh (For possible action) **06/02/26 PC**
- 3. **WS-26-0231-32 ACRES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce driveway approach distance; and 3) reduce driveway departure distance.
DESIGN REVIEW for a proposed shopping center on 3.97 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **06/03/26 BCC**
- 4. **ZC-26-0230-DIAMOND WINDMILL, LLC:**
ZONE CHANGE to reclassify a portion of 0.94 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action) **06/03/26 BCC**

5. **VS-26-0223-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action) **06/03/26 BCC**

6. **WS-26-0224-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** eliminate Neighborhood Protection (RNP) Overlay standards; **3)** eliminate street landscaping; and **4)** waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

7. **TM-26-500059-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

8. **WS-26-0222-A & A III, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

9. **PUD-26-0221-A & A III, LLC:**
PLANNED UNIT DEVELOPMENT for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

10. **TM-26-500058-A & A III, LLC:**
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

11. **ZC-26-0233-BLUD, LLC:**
ZONE CHANGE to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action) **06/03/26 BCC**

12. **VS-26-0234-KEN'S FOODS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rr/kh (For possible action) **06/03/26 BCC**

13. **WS-26-0235-KEN'S FOODS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce street landscaping; **3)** increase retaining wall height; and **4)** allow modified driveway geometrics.
DESIGN REVIEW for the expansion of a food processing, warehouse, and distribution center on 42.33 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

VII. General Business

1. Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

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: May 27, 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

April 29, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair EXCUSED 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.

Jennifer Leslie, 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 April 15, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 15, 2026.

Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for April 29, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /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. **WS-26-0172-AHARON, EMILI & ZINO, NIR:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached carport in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Hinson Street within Enterprise. MN/tpd/cv (For possible action) **05/19/26 PC**

Motion by David Chestnut
Action: **APPROVE** per if approved staff conditions
Motion **PASSED** (4-0) /Unanimous

2. **ET-26-400021 (ZC-21-0396)-DIAMOND TORINO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** single-family residential development; **2)** hammerhead street design; and **3)** finished grade on 1.4 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/md/cv (For possible action) **05/20/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

3. **ET-26-400022 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:**
USE PERMITS FOURTH EXTENSION OF TIME for the following: **1)** proposed place of worship; and **2)** proposed school.
WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue on 16.85 acres in an RS20 (Residential Single-Family RS20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Pebble Road and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **05/20/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **ET-26-400025 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise (description on file). JJ/nai/cv (For possible action) **05/20/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff pending conditions.
Motion **PASSED** (4-0) /Unanimous

5. **ET-26-400029 (ZC-23-0823)-DIAMOND CACTUS, LLC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** equipment rental facility; and **2)** outdoor storage and display on 3.76 acres in an IL (Industrial Light) Zone. Generally located north of Cactus Avenue and east of Rainbow Boulevard within Enterprise. JJ/rr/cv (For possible action) **05/20/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE: Public Works - Development Review bullet #1 to read:

- Until March 6, **2029** to commence or the application will expire unless extended with approval of an extension of time.

Per staff conditions

Motion **PASSED** (4-0) /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

The next regular meeting will be May 13, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 6:48 p.m.

Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400034 (UC-23-0891)-GARNER GEORGE W. & T 2000 LIV TR & MAGEL LAWRENCE W TRS:

USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into air space; 2) eliminate cross access; and 3) allow access to a local street where access from a collector or arterial street is required.

DESIGN REVIEWS for the following: 1) congregate care facility; and 2) lighting plan on 2.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Eldorado Lane and west of Dean Martin Drive within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-202-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (90,618 square feet net)
- Project Type: Congregate care
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 31,204
- Parking Required/Provided: 33/45

History

This site was reclassified to a CP zone by ZC-0659-03 in August 2003 and included a waiver for encroachment into airspace for six, 35 foot high office buildings. The zone change was conforming to the land use plan and was approved subject to no resolution of intent and an ordinance was adopted to change the zoning map. The previous development plan showed office buildings up to 35 feet in height on 15 acres, including this property. None of the office buildings were constructed on the 15 acres. Since this is a new project, the conditions of the previous zone change from 2003 are not applicable to this site, and a waiver to those conditions is not required.

In addition, when UC-23-0891 was approved, waiver of development standards #1 for this application was withdrawn without prejudice.

Site Plan

The previously approved site plan depicts a congregate care facility on a 2.5 acre property with a net area of 2 acres after development and dedication of rights-of-way for Eldorado Lane and Polaris Avenue (on the east side of the street). Access is provided from Eldorado Lane at the northwest corner of the property and Polaris Avenue at the southeast corner of the property. There are 45 parking spaces provided along the west and south sides of the proposed congregate care building with the drive aisle connecting Eldorado Lane with Polaris Avenue. A loading zone is located at the south side of the building with bicycle parking located near the entrance. The building covers 35% of the lot with a maximum height of 22 feet penetrating the 100:1 notification limit, requiring a waiver for airspace encroachment.

Landscaping

The approved landscape plan depicts 15 feet of landscaping along the west property line that will meet Figure 30.64-11 as a buffer adjacent to a less intensive use. Detached sidewalks with 5 feet of landscaping on either side is shown along Eldorado Lane and Polaris Avenue. Landscape fingers with trees are shown in all areas of the parking lot, exceeding the requirements in areas along the west and south property lines. Additional planters are shown immediately adjacent to the building with 5 additional trees located in a communal courtyard space located in the middle of the building.

Elevations

The approved elevations depict a 22 foot high building with a combination of painted stucco siding, decorative honed block façade treatments, concrete tile roof materials, and a covered entrance on the west side of the building. The exterior of the building is designed with a residential appearance that includes a combination of hip roof and flat roof styles.

Floor Plans

The approved floor plans depict a 31,204 square foot building with a central courtyard, kitchen, dining room, office space, reception with lobby, laundry room, storage spaces, and 38 rooms (76 beds).

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0891:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; the County adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application, a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Polaris Avenue and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant is requesting the extension of time due to extensive market adjustments related to the timing of development and financing delays, and to have adequate time to complete the project. No changes are proposed to the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0891	Use permit, waivers of development standards, and design reviews for a congregate care facility	Approved by PC	February 2024
VS-23-0892	Vacation and abandonment for patent easements	Approved by PC	February 2024
ZC-0659-03	Zone change from R-E to C-P zoning with a waiver of development standards to encroach into an airspace	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Industrial Park	IP (AE-60 & AE-65)	Office/warehouse
South	Neighborhood Commercial	CP (AE-60)	Undeveloped
East	Public Use	RS20 & PF (AE-60 & AE-65)	Undeveloped & fire station
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	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

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

Staff finds that the congregate care facility has no active building department or public works permits. The general expectation is that significant progress is made prior to future extension of time requests; however, since this is the first extension of time, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DANIEL LOERA JR
CONTACT: DANIEL LOERA JR, IMPACT DEVELOPMENT LLC, 3275 S. JONES BLVD.,
SUITE 105, LAS VEGAS, NV 89146



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): ET-26-400034 (UC-23-0891)

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

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

Date 5/13/2026

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: 6/2/2026 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: Click or tap to enter a date. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- 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 Gilespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102022

ASSESSOR PARCEL #(s): 177-08-202-005

PROPERTY ADDRESS/ CROSS STREETS: W. El Dorado Lane / S. Valley View Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for a proposed 31,204 SF (+-) Congregate Care Facility, previously approved via UC-23-0891.

PROPERTY OWNER INFORMATION

NAME: Newport Consulting, Inc.
ADDRESS: 711 W. 17th Street Ste A12
CITY: Costa Mesa STATE: CA ZIP CODE: 92627
TELEPHONE: 949-287-6887 CELL

APPLICANT INFORMATION (information must match online application)

NAME: RAM / Daniel Loera Jr.: Agent
ADDRESS: 3275 S. Jones Blvd., Ste 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-971-2278 CELL 702-403-4998 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RAM / Daniel Loera Jr.: Agent
ADDRESS: 3275 S. Jones Blvd., Ste 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-971-2278 CELL 702-403-4998 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.

Steven R. Zanderholm
Property Owner (Signature)*

Steven R. Zanderholm
Property Owner (Print)

2/25/2026
Date

Real Estate Asset Management, LLC
3275 S. Jones Blvd., Suite 105
Las Vegas, NV 89146

02/24/26

RE: Polaris / El Dorado Congregate Care Center Extension of Time

To Whom it May Concern:

Impact Development has received approval for a proposed approximately 31,000 SF congregate care facility, application # UC-23-0891, to be located on West El Dorado Lane, APN # 177-08-202-005.

Due to extensive market adjustments relative to the timing of this project and financing delays, this project is well behind schedule. Accordingly, we respectfully request a 2-year Extension of Time for this application, in order to allow adequate time to complete the project. No changes to the approved design are proposed at this time.

Thank you in advance for your consideration. Should you have any questions, require additional information or clarification, please contact my office.

Respectfully,



Daniel Loera, Jr.
Agent

PLANNING COMMISSION ALA

Tuesday, April 7, 2026

Hold to the May 5, 2026 Planning Commission meeting and June 3, 2026 Board of County Commissioners meeting per the applicant.

- #16 – PA-26-700007 – Greg – Enterprise
- #17 – ZC-26-0086 – Greg – Enterprise
- #18 – VS-26-0087 – Mark – Enterprise
- #19 – WS-26-0088 – Mark – Enterprise
- #20 – TM-26-500025 – Mark – Enterprise

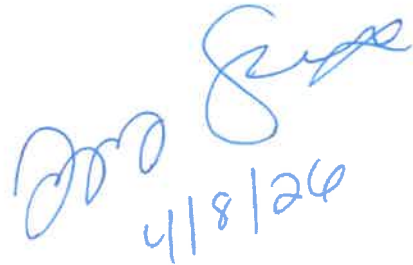
The corresponding Board of County Commissioners meeting date for Items #16 through #20, as listed above, will change from May 6, 2026 to June 3, 2026.

Hold to the May 19, 2026 Planning Commission meeting per the Planning Commission.

- #12 – UC-26-0049 – Steve – Sunrise Manor
 - NOTE: If the applicant will be adding new use permits, this application will need to be held to no date and renotified.



Michael Huling
Principal Planner
04/08/26


4/8/26

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0206-RHONICK PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh
(For possible action)

RELATED INFORMATION:

APN:
177-06-811-002

WAIVER OF DEVELOPMENT STANDARDS:
Increase a proposed fence height to 11 feet where a maximum height of 6 feet is permitted within the side interior setback per Section 30.04.03B (an 83% increase).

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 7130 Crowntop Circle
- Site Acreage: 0.42
- Project Type: Increase fence height
- Fence Height (feet): 11

Site Plan & Elevations

The plan depicts an existing single-family residence with primary access from Crowntop Circle to the west. The proposed fence is located at the northeast corner of the lot, positioned 1 foot from the existing block wall to the east and 7 feet from the existing residence to the south. The fence is designed to be 11 feet in height and finished in a Maplewood color to match the existing single-family residence.

Landscaping

No landscaping is proposed with this request.

Applicant's Justification

The intent of the proposed fence location and height is to provide privacy. The applicant states there are no objections from neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) to establish the Rural Neighborhood Preservation Overlay	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

The intent of enforcing a maximum fence height is to maintain a consistent development pattern and reduce potential impacts on neighboring properties. While the proposed fence incorporates a Maplewood finish to visually coordinate with the existing residence, the applicant did not provide sufficient justification to support the fence height or its placement. Since the applicant has not provided sufficient evidence to demonstrate that the proposed deviation is warranted or that it would avoid negative impacts on adjacent properties, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: PROFICIENT PATIOS
CONTACT: ANGELA MILDENBERGER, PROFICIENT PATIOS, 3310 S. VALLEY VIEW
BOULEVARD, LAS VEGAS, NV 89102**



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): WS-26-0206

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

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

Date 5/13/2026

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: 6/2/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date _____ Time: _____

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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100003
 ASSESSOR PARCEL #(s): 17306811002
 PROPERTY ADDRESS/CROSS STREETS: 7130 Crowatop Circle

DETAILED SUMMARY PROJECT DESCRIPTION

Build 11' total height Sunfoil lattice wall 1 foot from existing 5' concrete walls

PROPERTY OWNER INFORMATION

NAME: Khonick Properties, Nick & Khonda Walker
 ADDRESS: 7130 Crowatop Circle
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Jessica Lane
 ADDRESS: 3310 S Valley View
 CITY: Las Vegas STATE: NV ZIP CODE: 89102
 TELEPHONE: 702-254-6139 CELL: 702 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: Profluent Patios, Angelica Mulderberger
 ADDRESS: 3310 S Valley View
 CITY: Las Vegas STATE: NV ZIP CODE: 89102
 TELEPHONE: 702-254-6139 CELL: 702 ACCELA REFERENCE CONTACT ID # _____

runner@profluentpatios.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.

Khonda Walker
 Property Owner (Signature)

Khonda Walker
 Property Owner (Print)

1-12-2026
 Date

[Signature]

Nick Walker 6-12-2026



March 4, 2026

RE: Walker Residence Request for Waiver of Standards

Address: 7130 Crowntop Circle

APR Record# 26-100003

We are requesting an allowance to build an 11' high Maplewood Alumawood privacy wall. According to Title 30: 30.04.03, the fence and wall height is required to be maximum of 6' along the interior side and rear property lines. The proposed wall will be 1' from the existing 5' high CMU interior property line wall. Consisting of 3 posts, the Alumawood privacy wall maximum height will be 11 feet. Maplewood alumawood very closely matches the existing CMU wall. The proposed position of the wall does provide a sufficient 7' separation setback from the house, however, denial of the waiver would force an encroachment into that required 6' setback to an accessory structure.

The proposed wall's Maplewood color matches the existing walls and the exterior of the home and so compliments the neighborhood. There is no HOA in this community, and no neighbors' objections to overcome.

Thank you for your time and consideration.

Sincerely,

Jessica Lane

COO/CFO

runner@proficientpatios.com

702-254-6719 ext. 123

Proficient Patio Covers 3310 S. Valley View Blvd. Las Vegas, NV 89102 (702) 254-6179 License# 65168, 75851, 75850

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0231-32 ACRES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce driveway approach distance; and 3) reduce driveway departure distance.

DESIGN REVIEW for a proposed shopping center on 3.97 acres in a CG (Commercial General) Zone.

Generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/bb/kh
(For possible action)

RELATED INFORMATION:

APN:
176-16-301-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback from a proposed drive-thru lane to a residential use to 150 feet where 200 feet is the minimum required per Section 30.04.06E (a 25% reduction).
- b. Allow the largest building adjacent to a residential use where required to be within the core of the site per Section 30.04.06G.
2. Reduce the approach distance from a driveway on Durango Drive to Cougar Avenue to 67 feet where 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 56% reduction).
3. Reduce the proposed departure distance from Durango Drive to a driveway on Cougar Avenue to 158 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 17% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 8620 S. Durango Drive
- Site Acreage: 3.97
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: Total 34,655/Building 1 5,600/Buildings 2 to 4 8,175 each/ Building 5 2,265/Building 6 2,265

- Parking Required/Provided: 99/119 (includes 9 accessible and 3 EV-installed)
- Sustainability Required/Provided: 7/8

Site Plan

The plan shows a shopping center comprised of a restaurant building pad (Building 1) on the northwest corner of the parcel, and retail buildings (Building 2, 3 & 4) on the east portion of the site. The southwestern portion of the proposed shopping center includes 2 restaurant buildings (Buildings 5 and 6) with drive-thru lanes at each building.

Access to the site is via 1 driveway on the northeast corner on Cougar Avenue, 2 driveways along the west property line on Durango Drive, and 1 driveway on the southeast corner on Ford Avenue. There are 119 parking spaces provided where 99 spaces are required per Title 30, 9 accessible spaces and 3 EV-installed spaces reduce the total space count to 107 for considering maximum parking standards, which limits the development to 113 parking spaces. Loading zone spaces are located between Buildings 2, 3, and 4, as well as next to Buildings 1 and 5.

The applicant is requesting to reduce the drive-thru lane setbacks from a residential use. Building 5 and Building 6 include drive-thru lanes. Furthermore, the applicant is requesting to allow an alternative building configuration. The largest buildings on-site are Buildings 2, 3, and 4, and the applicant is proposing to place these buildings adjacent to a residential use to the east, and not within the core of the site.

Landscaping

The applicant is proposing street landscaping that meets Title 30 standards on the north, west, and south sides of the property. The plan also shows a sufficient amount of parking lot landscape finger islands throughout the proposed shopping center with required parking lot trees. Lastly, the applicant is proposing a 20 foot to 35 foot wide landscape buffer along the east property line, with a double row of large trees adjacent to a proposed 8 foot high decorative wall.

Elevations

All 6 buildings have similar exterior architectural elements, which include storefront and window systems, canopies, stucco walls, and stone veneer paneling. All buildings are 1 story. Building 1 is under construction and has an overall height of 25 feet to the top of the roof. Buildings 2, 3, and 4 have an overall height of 25 feet. Buildings 5 and 6 are similar in design and both have an overall height of 21 feet.

Applicant's Justification

The applicant is requesting to allow an alternative building configuration where the largest proposed buildings are adjacent to a residential use. The largest buildings (Buildings 2, 3, and 4) on the site are at the optimum location because of the depth of the lot and placement of the other buildings on the site. The 3 buildings along the east property line are the same size, screened, buffered, and finished with architectural details to ensure no impacts both visually and environmentally to the residential uses to the east. The buildings comply with setback and screening requirements. This revised shopping center design reduces the overall building area from 35,800 square feet to 34,655 square feet. The proposed loading spaces have been improved with 4 spaces provided to meet Title 30 standards.

The proposed drive-thru lanes of both restaurants (Buildings 5 & 6) are buffered/screened from the residential development by the buffer area and a screen wall at the exit of the building 6 drive through. The east side buffer landscaping is a minimum 20 foot wide area adjacent to the residences and consists of landscaping that complies with Code requirements. This landscape area, trees, and the proposed 8 foot high decorative wall meets the required buffer standard. The second area is a 5 foot wide area which provides additional screening buffer and mitigates environment and visual impacts to the residential development. The call boxes, pay, and pick-up windows are all set back a minimum of 200 feet from the east property line which also reduces noise and visual impacts to the adjacent residential use.

Lastly, the applicant is requesting waivers of development standards regarding driveway geometrics. These requests are justified, previously approved, and will not have an impact on the adjacent streets because additional driveways are provided to the site. The design of the site allows no parking spaces adjacent to the driveway, which eliminates direct vehicular conflicts at the driveway. No vehicles will back out of the parking stalls to impede vehicles that ingress and egress the site. The waiver to reduce the driveway departure distance is justified because the subject driveway is set back as far east as possible to reduce impact to the intersection. This project will not impact the existing residential developments in the adjacent area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0144	Waiver of development standards and design review for a shopping center	Approved by BCC	July 2024
VS-24-0145	Vacation and abandonment for portions of rights-of-way	Approved by BCC	July 2024
ZC-24-0143	Zone change to reclassify site from RS20 to CG zoning	Approved by BCC	July 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	SmartStop Self Storage facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & undeveloped
West	Neighborhood Commercial	RS20	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 #1a

Proper setbacks and residential adjacency standards promote healthy environments and compatible transitions between differing uses and intensities aimed at reducing potential negative impacts that may occur when higher intensity features, such as a drive-thru lane, are located in close proximity to an existing residential subdivision. Staff finds that the previously approved restaurants with drive-thru lanes were moved west, increasing the distance from residential uses. The southernmost restaurant drive-thru is partially blocked by Building 4 from adjacent residential uses, and includes a 5 foot high sound wall at the end of the drive-thru that was previously a condition of approval. The landscape buffer at the southeast corner of the property is over 30 feet wide with 8 trees; therefore, staff can support this request.

Waiver of Development Standards #1b

The applicant is requesting to allow the largest proposed buildings (Buildings 2, 3, and 4) to be adjacent to a residential land use to the east. Per Section 30.04.06.G., the largest structures of a multiple building development must be within the core of the site. The applicant is providing a minimum 20 foot wide landscape area with a double row of large trees with a proposed 8 foot high decorative wall. Staff finds that Buildings 2, 3, and 4 are appropriately buffered and only 1 story; therefore, staff supports this request.

Design Review

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

The proposed shopping center includes a building design, landscaping, and buffering that is appropriate and architecturally enhances the site. The current plan proposes 3 buildings along the east property line where 1 large building was previously approved. The new plan increases the distance from the residential property to the 2-restaurant drive through lanes. The restaurant buildings are better screened from the residential property with a sound wall included between the southern restaurant and residential area. The 4 loading zone spaces are distributed through the site and are a better design than the previously approved plan. The proposed shopping center provides ample site circulation, parking, and numerous pedestrian walkways; therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the approach distance for the Durango Drive commercial driveway. In the previously approved application, the applicant worked closely with staff and maintained the same driveway location that still allows vehicles to safely enter and exit the site without the potential for conflicts.

Waiver of Development Standards #3

Staff has no objection to the reduction in departure distance for the Cougar Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

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

#0524-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MK ARCHITECTURE
CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV 89123

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): WS/DR-26-0231___

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

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

Date 5/13/2026

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: Click or tap to enter a 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: 6/3/2026 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.

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- 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.
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- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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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.com/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100266

ASSESSOR PARCEL #(s): 176-16-301-036

PROPERTY ADDRESS/ CROSS STREETS: 8620 S DURANGO DR

DETAILED SUMMARY PROJECT DESCRIPTION

Modification to previously approved application, changing the size and location of future buildings. no changes to offsite improvement or perimeter landscaping.

PROPERTY OWNER INFORMATION

NAME: Stuart Apollo, 32 ACRES LLC

ADDRESS: 3399 S Durango Dr, Suite 105

CITY: Las Vegas STATE: NV ZIP CODE: 89117

TELEPHONE: 702-360-3777 CELL 702-279-0050

APPLICANT INFORMATION (information must match online application)

NAME: Majed Khater, MK Architecture LLC

ADDRESS: 50 E Serene Ave, Unit 414

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: _____ CELL 702-534-8166 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Majed Khater, MK Architecture, LLC

ADDRESS: 50 E Serene Ave, Unit 414

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: _____ CELL 702-534-8166 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.

Stuart Apollo

Property Owner (Signature)*

Stuart Apollo

Property Owner (Print)

3/5/2026

Date

MK ARCHITECTURE, LLC

Date: March 5, 2026
Rev. 2 – April 9, 2026

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

Subject: Design Review Justification Letter
APR: 26-100266
Parcel: 176-16-301-036
Applications: ZC-24-0143, WS/DR-24-0144, VS-24-0145, ADR-25-900295

To Whom It May Concern,

On behalf of the property owner, MK Architecture respectfully submits this Waiver and Design Review request to modify a previously approved land use application for the above-referenced parcel. Upon approval of this request, **WS/DR-24-0144** will be expunged.

The previously approved development included four buildings consisting of a 5,600 square-foot tavern, a 20,200 square-foot retail building, and two 5,000 square-foot drive-through/retail buildings. The tavern building is currently under construction.

This request modifies the configuration, size, and placement of the remaining buildings while improving the design of the previously approved development. The previously approved retail building will be replaced with three smaller retail buildings, each approximately 8,175 square feet, totaling 24,525 square feet. The two drive-through buildings will be reduced to approximately 2,265 square feet each, substantially decreasing the scale of the drive-through component of the development.

The revised site layout relocates the drive-through buildings closer to Durango Drive, positioning them farther from the residential neighborhood to the east. The retail buildings are located between the drive-through uses and the residential area, providing additional buffering and screening. A substantial landscape buffer ranging from approximately 20 to 30 feet in width is maintained along the eastern property line, further enhancing compatibility with the adjacent residential neighborhood.

Overall, the revised development represents a reduction in development intensity compared to the previously approved plan, including smaller drive-through buildings, improved buffering, and a layout that better responds to the surrounding residential neighborhood.

Previously Approved Development (WS/DR-24-0144)

Building 1: Tavern — 5,600 SF
Building 2: Retail — 20,200 SF
Building 3: Drive-Through — 5,000 SF
Building 4: Drive-Through — 5,000 SF
Total: 35,800 SF

MK ARCHITECTURE, LLC

Proposed Development

Building 1: Tavern — 5,600 SF (No changes proposed; currently under construction under Building Permit BD25-36361)

Building 2: Retail — 8,175 SF

Building 3: Retail — 8,175 SF

Building 4: Retail — 8,175 SF

Building 5: Drive-Through — 2,265 SF

Building 6: Drive-Through — 2,265 SF

Total: 34,655 SF

The revised site plan provides 119 parking spaces, including 9 ADA-accessible spaces and 10 EV-capable spaces, of which 3 include installed charging stations. In accordance with Clark County Title 30, ADA-accessible spaces and EV-installed spaces are excluded from the maximum parking calculation, resulting in 107 countable parking spaces.

The project requires 99 parking spaces (1 space per 350 square feet), resulting in 8 additional spaces, or approximately an 8% increase over the minimum required parking. This remains within the maximum allowable parking supply under Title 30.

The additional parking is appropriate for a multi-tenant retail and restaurant environment with overlapping peak demand periods and supports efficient site circulation while minimizing potential off-site parking impacts.

The site design also improves internal circulation by positioning drive-through uses closer to the primary street frontage. This reduces vehicle circulation through the interior parking area and minimizes potential noise impacts on the adjacent residential neighborhood to the east.

Project Improvements Summary

- Reduction in overall building area from 35,800 square feet to 34,655 square feet with a significant reduction in drive-through building size and intensity
- The two drive-through buildings have been significantly reduced in size from 5,000 square feet each to approximately 2,265 square feet each, substantially decreasing the intensity, traffic generation potential, and operational impacts of the drive-through component
- Relocation of drive-through uses closer to Durango Drive and farther from the residential neighborhood
- Placement of retail buildings between the drive-through uses and residential properties to provide additional buffering
- A substantial landscaped buffer ranging from approximately 20 to 30 feet in width is provided along the eastern property line, significantly exceeding typical minimum requirements and enhancing compatibility with the adjacent residential neighborhood
- Additional parking lot trees exceeding minimum requirements to increase shade coverage
- Improved internal circulation and throat depth, reducing vehicle movements through interior parking areas and improving overall site functionality.

MK ARCHITECTURE, LLC

We are requesting approval for the following previously approved Waivers and Design reviews:

Waivers of Development Standards:

1. Reduce the setback for the two drive-throughs from the residential development to the east to approximately 176 feet where 200 feet is required.

Justification:

Although the proposed drive-through buildings are located less than 200 feet from the residential area, the call boxes are located approximately 230 feet away, and the pick-up windows are located approximately 200 feet away from the existing residential development to the east. Both buildings are effectively screened from the residential area by the intervening retail buildings and the substantial landscape buffer along the eastern property line. Additionally, a 5-foot-high decorative wall is proposed at the exit lane of Building 6 to mitigate headlight impacts. These design elements collectively minimize potential noise and visual impacts and ensure compatibility with the adjacent residential neighborhood.

2. Permit access to a local street (Ford Avenue).

Justification:

This waiver is necessary to allow direct access (ingress/egress) to the site from Ford Avenue to serve the residential neighborhoods to the south and east. This access reduces reliance on Durango Drive, a major arterial roadway, and minimizes potentially unsafe turning movements. The proposed access is consistent with the existing and planned street network and is necessary to distribute site traffic, improve circulation, and support safe and efficient neighborhood access.

3. Permit access to a local street (Cougar Avenue).

Justification:

This waiver allows direct access (ingress/egress) to the site from Cougar Avenue to serve residential areas to the north and east. Providing multiple access points distributes traffic more evenly across the site, reduces congestion at primary access points, and improves overall circulation. This access configuration is consistent with the surrounding street network and supports safe and efficient traffic flow while minimizing impacts to adjacent roadways.

4. Alternative Building Configuration.

Justification:

The proposed building configuration represents the most functional and context-sensitive layout based on the site's geometry and surrounding land uses. The design orients buildings toward Durango Drive to enhance visibility and pedestrian accessibility, while positioning retail buildings between the drive-through uses and the residential neighborhood to the east to provide effective buffering. This configuration improves site circulation, strengthens compatibility with adjacent residential uses, and results in a cohesive and well-organized development pattern.

MK ARCHITECTURE, LLC

5. Reduce the approach distance to an intersection to 67 feet 3 inches where 150 feet is the standard.

Justification:

This request applies to the approach distance from the northernmost driveway to the intersection of Durango Drive and Cougar Avenue. Vehicles exiting this driveway and approaching the intersection will be traveling below the posted speed of Durango Drive as they merge into the roadway and enter the right-turn lane. Operating speeds within this lane are lower than through traffic, and turning movements occur outside of the primary travel lanes. As a result, the reduced approach distance will not adversely impact traffic safety or roadway operations.

6. Reduce the departure distance from the intersection of Durango Drive to the driveway on Cougar Avenue to 158 feet 10 inches where 190 feet is the standard.

Justification:

This request is necessary due to site constraints that limit the ability to achieve the full 190-foot separation. The driveway has been located as far east as practicable to maximize distance from the intersection while maintaining safe and functional site access. This placement also reduces potential impacts on the adjacent undeveloped residential parcel and existing residences to the east. The proposed location represents a balanced and practical solution that maintains acceptable traffic operations and site functionality.

Design Reviews:

1. A shopping center consisting of six (6) buildings: three (3) retail buildings, one (1) freestanding food and beverage building (tavern use), and two (2) drive-through buildings (restaurant uses).

2. Permit alternative designs for the loading areas depicted on the plans for the shopping center.

Justification:

The proposed shopping center is a community-serving retail development intended to serve the surrounding neighborhood. The project represents infill development on the only remaining undeveloped parcel within this segment of Durango Drive, supporting the County's growth management objectives by utilizing existing infrastructure and established roadway networks.

The site includes four loading spaces. One loading space serves the existing tavern building, while three loading spaces are distributed to serve the remaining five buildings. Due to the multi-tenant layout and site configuration, traditional consolidated loading dock arrangements are not practical. Instead, the proposed distributed loading design is better suited to accommodate the operational needs of smaller retail and restaurant users. One loading area is located adjacent to the drive-through buildings and primary trash enclosure, providing efficient access for higher-frequency deliveries, while the remaining loading spaces are centrally located to serve retail buildings. All loading areas are screened with landscaping and are buffered from adjacent residential properties.

MK ARCHITECTURE, LLC

The tavern use is categorized as a food and beverage use consistent with restaurant classification for site planning purposes.

The site layout has been intentionally designed to ensure a high level of compatibility with the adjacent residential neighborhood. Retail buildings are strategically positioned between the drive-through uses and the residential properties to the east, creating effective separation and buffering. A substantial landscaped buffer along the eastern property line further reinforces this transition, providing screening and visual mitigation. In addition, development of the currently vacant site will eliminate existing dust conditions that presently impact nearby residential properties.

The project incorporates a clearly defined internal circulation system that separates customer parking, drive-through stacking, and delivery vehicle access. This configuration promotes efficient site operations and minimizes potential conflicts between vehicles, pedestrians, and service functions.

Overall, the proposed revisions represent a clear improvement over the previously approved plan by reducing development intensity, strengthening buffering from adjacent residential uses, and enhancing overall site functionality. The design remains fully consistent with the intent of the previously approved entitlements and is in conformance with the Clark County Unified Development Code (Title 30). The project also satisfies all applicable Design Review criteria by providing a cohesive site layout, appropriate transitions to adjacent uses, and compatibility with the surrounding development pattern.

All future development on the site will comply with applicable Clark County development standards and will be subject to standard building permit review and inspection.

The requested waivers are minor in nature, are driven by site-specific constraints, and have been carefully integrated into the design to maintain safe and efficient operations. These deviations will not result in any adverse impacts to traffic safety, adjacent properties, or overall site performance. The revised site plan exceeds the required sustainability requirements, achieving total of 8 points where 7 are required.

Based on the above, the proposed Design Review and associated waivers fully meet the intent of the County's development standards and planning policies. Accordingly, we respectfully request staff's recommendation for approval.

Sincerely,



Majed A. Khater, Architect
MK Architecture, LLC, 702-534-8166

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0230-DIAMOND WINDMILL, LLC:

ZONE CHANGE to reclassify a portion of 0.94 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Gillespie Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-16-102-043 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8125 Gillespie Street
- Site Acreage: 0.4 (rezone)/0.94 (entire parcel)
- Existing Land Use: Undeveloped

Request

The applicant is requesting to reclassify the property to CG zoning for the southern half of this site. In 2023, the Board approved ZC-23-0625, to reclassify the northern half of the site from C-P to CG (previously C-1) zoning. The applicant is now requesting a conforming zone change for the southern half of the site to CG.

Applicant's Justification

According to the applicant, the request is situated in an area where adjacent land uses, and nearby zoning classifications support the change. The planned land use category for this site is Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, the site is located on Windmill Lane which is an arterial road and suitable for commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0122	Vacation and abandonment for a portion of right-of-way	Approved by PC	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0625	Zone change to reclassify the northern portion of this site from C-P to CG (previously C-1) zoning	Approved by BCC	November 2023
UC-22-0312	Use permit, waivers of development standards and design review for an office complex with a non-residential design	Approved by PC	August 2022
WS-19-0314	Waivers of development standards for reduced driveway separation, throat depth, setbacks, and parking for an office facility - expired	Approved by PC	August 2019
WS-0229-09	Waivers of development standards alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1662-05	Zone change to reclassify the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CG	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located on three sides by properties that are currently zoned for commercial uses. In addition, other CG zoned properties also exist along the Windmill Lane corridor. Windmill Lane is a 100 foot wide arterial street and can accommodate the proposed zoning. Furthermore, the northern portion of the property is currently zone CG. Reclassifying the CP portion of the property to CG will provide uniform zoning for the entire site. For these reasons, staff finds the request for CG zoning appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 #0297-2023 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND WINDMILL, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): ZC-26-0230

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

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

Date 5/13/2026

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: Click or tap to enter a 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: 6/3/2026 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

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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.com/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100164

ASSESSOR PARCEL #(s): 177-16-102-043

PROPERTY ADDRESS/ CROSS STREETS: 8125 Gillespie St

DETAILED SUMMARY PROJECT DESCRIPTION

Partial Rezoning from CP to CG

PROPERTY OWNER INFORMATION

NAME: Diamond Windmill LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos- D.C.Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*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)*

Darren C. Petersen, Manager
Property Owner (Print)

2/2/2026
Date

April 2, 2026

VIA UPLOAD

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

**Re: Justification Letter – Conforming Zone Change
APN: 177-16-102-043**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant owns approximately 0.94 acres of property located at the southwest corner of Windmill Lane and Gilesie Street, more particularly described as APN: 177-16-102-043 (the “Site”). By way of background, on August 2, 2022, the Clark County Planning Commission approved UC-22-0312 allowing for the development of an office complex with manager’s units. UC-22-0312 was subsequently extended by ET-24-400080 (UC-22-0312). Also, on November 8, 2023, the BCC approved ZC-23-0625 rezoning the northern half of the Site from C-P to CG. The Applicant is now requesting a conforming zone change for the southern half of the Site from C-P to CG.

A zone change for the southern half of the Site to CG is appropriate because the proposed zone change complies with the master plan. The Site is planned Neighborhood Commercial (“CN”). A CG zone district is an allowed zoning district under the CN master plan designation. In addition to the conforming request, a zone change to CG is appropriate for the following reasons:

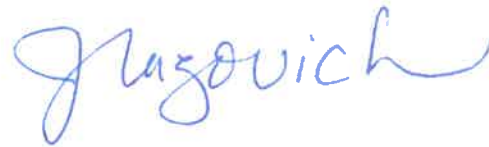
- The north half of the Site is zoned CG. With a zone change to CG for the southern half, the entire Site will have a uniform zoning designation.
- From the east side of Las Vegas Boulevard to the east of Bermuda Road and on both the north and south sides of Windmill Lane, the trend is for commercial as demonstrated by the following:
 - The Windmill Lane corridor between Las Vegas Boulevard and east of Bermuda Road is planned either Entertainment Mixed-Use (EM) or CN. This corridor consists of approximately 80 acres of direct frontage along Windmill Lane.
 - Of the nearly 80 acres planned either EM or CN, approximately half of the properties, or over 37 acres, are zoned CG or Commercial Resort (“CR”) with direct frontage along Windmill Lane.

- The property immediately west of the Site is also seeking a zone change approval to CG.
- The Site is located at the corner Windmill Lane and Gilespe Street. Windmill Lane is a 100-foot-wide arterial right-of-way. As such, Windmill Lane is specifically designed to accommodate commercial traffic. Gilespe Street is an 80-foot-wide street designed to accommodate additional commercial traffic.
- The Site is less than a half mile from Las Vegas Boulevard.

Therefore, a conforming zone change for the southern half of the Site from C-P to CG is compatible with the surrounding area. We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0223-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:
 177-07-102-014

LAND USE PLAN:
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment easements and right-of-way of a portion of Mardon Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 & PF	Single-family residential & Western Trails Equestrian Park

Related Applications

Application Number	Request
WS-26-0224	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500059	A tentative map for a 13 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 an easement and right-of-way that is not needed for site, drainage, or roadway development.

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

- Provide an equestrian trail on the south side of the Mardon Avenue alignment per the Clark County Development Standards for Off-Street Trails, as amended;
- 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;
- Applicant to construct a 5-foot asphalt path along Ullom Drive, Mardon Avenue and Cameron Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- The "pole" of each flag lot will have an all-weather paved surface that is a minimum of 20' wide, along the entire length of the "pole". This comes from amendment to the 2024 IFC Section 503.2.1.3.
- Please note that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance & home sprinkler requirements.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: P N II INC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): VS-26-0223

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

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

Date 5/13/2026

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: Click or tap to enter a 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: 6/3/2026 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

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
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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>

764-A317-001

March 10, 2026

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation Sales Unit 10 – Ullom and Mardon
APNs: 177-07-102-014; Approximately 6.80 +/- Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the southeast corner of the intersection of Ullom Drive and Mardon Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20 and PL.

Design Review:

The proposed site will consist of 13 single-family residential lots on 6.80 gross acres for a density of 1.91 dwelling units per gross acre. There will be landscaping that will comply with the spacing and species from 30.04. The landscaping will be placed behind the wall. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).



- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.
- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6" to 24".
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19'-4" plus a 10" foundation for a total of 20'-2".

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17'-4" plus a 10" foundation for a total of 20'-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12" to 24".
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
 - **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6" to 12".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
 - **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6" to 18".
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
- Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	20' Front Setback for accessory structures for Private Streets
Requested Waiver:	Reduce the front setback to 10' for accessory structures on Private Streets.
Justification:	The waiver is requested for situations where the optional Suite 2 is selected by the buyer. This suite has no direct access to the interior of the residence. The courtyard walls separating Suite 2 will include a 32" high CMU stucco-painted wall with a wrought iron gate. For plans 7034-1 and 7034-2, if the standard one-car side-loaded garage is included, it is needed as there is



no direct access to the main residence. If optional Bedroom 4 is selected, the waiver is not required. All driveways will maintain a minimum of 20 ft from the back of curb. For plan 7040-1, the swing garage does not have interior access, so an accessory waiver would be needed as well. We request to keep this consistent with other approved waivers with the same product in the area.

2. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front setback on public streets

Requested Waiver: Reduce the residence front setback to 10 ft while maintaining a minimum 20 ft for driveway length for lots fronting Cameron Street and Mardon.

Justification: Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage. Driveways will maintain 20' minimum from the property line. The driveways will be fronting minor collector roadways. We propose to keep this consistent with all models in the proposed subdivision.

3. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front Setback for accessory structures on public streets

Requested Waiver: Reduce the front setback to 10' for accessory structures on public streets.

Justification: The waiver is requested for situations where the optional Suite 2 is selected by the buyer. This suite has no direct access to the interior of the residence. The courtyard walls separating Suite 2 will include a 32" high CMU stucco-painted wall with a wrought iron gate. For plans 7034-1 and 7034-2, if the standard one-car side-loaded garage is included, it is needed as there is no direct access to the main residence. If optional Bedroom 4 is selected, the waiver is not required. Plan 7040-1 has a standard one-car side loaded garage that does not have interior access, but through a courtyard. All driveways will maintain a minimum of 20 ft from the back of curb. Detached garages are included, but will maintain a minimum of 20 ft driveway. We propose to keep this consistent with all models in the proposed subdivision.

4. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Ullom.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Ullom has rural street standards for public rights-of-way frontage between Warm Springs Road and Eldoardo, and further south to Maulding.



It is our request as such to keep it consistent along the stretch of Ullom to not construct curb, gutter, detached sidewalks, streetlights and partial paving.

5. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Mardon.

Requested Waiver: Rural Standards for offsite roadways – 32’ paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Mardon has rural standard without curb, gutter, detached sidewalks, streetlights and partial paving. Mardon has also been vacated to the west of Ullom, and the east of Cameron. We would request it to remain in existing condition as 2 residents are fronting that portion of Mardon.

6. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Cameron.

Requested Waiver: Rural Standards for offsite roadways – 32’ paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Cameron has rural street standards for public rights-of-way frontage between Warm Springs Road and Eldoardo, and further south to Maulding. It is our request as such to keep it consistent along the stretch of Cameron to not construct curb, gutter, detached sidewalks, streetlights and partial paving.

6. Title 30.04.01 D 7 – Street Landscaping

Standard: 10’ behind attached sidewalk.

Requested Waiver: To eliminate street landscaping on Ullom Drive, Mardon Avenue, and Cameron Street on lots 1, 4, 5, 6, 8, 9, 11, 12 &13.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping will meet the intent of Title 30.04 requirements by planting trees behind the property line walls as the lots are fronting the public right-of-way. Landscaping will be installed by the developer will be maintained by homeowner. This will be consistent with the surrounding parcels to the North and South of the parcel.



We are also submitting the Tentative Map proposing the 13 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



764-A317-001

February 12, 2026

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation SU 10 – Ullom and Mardon
APN: 177-07-102-014; Approximately 6.80 Gross Acres
Request for Vacation of Mardon Street between Cameron Street and Ullom Drive**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the southeast corner of the intersection of Ullom Drive and Mardon Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20 and PL

Vacations:

The proposed vacation is for the south 13' of the south 30' of right-of-way on Mardon Avenue. This would put the total right-of-way of Mardon at 47'.

Along with a vacation of a right-of-way easement on the south 30' of Mardon Avenue bisecting the parcel.

The purpose of the vacation and abandonment is to allow the development of a 13 lot Single Family Residential subdivision.

While Mardon was dedicated it has been vacated to the west of Ullom, and to the east of Cameron. We request to keep the existing Mardon stub street as is to minimize traffic to the existing residents living on Mardon. We also request to reduce the right-of-way to 47' similar to stub streets in the area such as Ullom to the north of Warm Springs.

We are also submitting applications for a Design Review, Waiver of Development Standards, Zone Change and Tentative Map proposing the 13 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President





PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0224-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate Neighborhood Protection (RNP) Overlay standards; 3) eliminate street landscaping; and 4) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:
177-07-102-014

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback for accessory structures on private streets to 10 feet where a minimum of 20 feet is required per Section 30.02.04B (a 50% reduction).
 - b. Reduce the front setback for primary structures on public streets to 10 feet where a minimum of 40 feet is required per Section 30.02.04B (a 75% reduction).
 - c. Reduce the front setback for accessory structures on public streets to 10 feet where a minimum of 40 feet is required per Section 30.02.04B (a 75% reduction).
2. Allow the front setbacks for primary structures to not be in accordance with the RS20 district standards, and allowable exceptions where required per Section 30.02.26F.
3.
 - a. Eliminate street landscaping along Ullom Drive where a minimum 6 foot wide landscape strip is required per Section 30.04.01D.7.
 - b. Eliminate street landscaping along Mardon Avenue where a minimum 6 foot wide landscape strip is required per Section 30.04.01D.7.
 - c. Eliminate street landscaping along Cameron Street where a minimum 6 foot wide landscape strip is required per Section 30.04.01D.7.
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ullom Drive where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Cameron Street where required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Mardon Avenue where required per Section 30.04.08C.

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.80
- Project Type: Single-family residential development
- Number of Lots/Units: 13
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,057/26,898 (gross); 18,402/26,898 (net)
- Number of Stories: 1 & 2 (single-family residences)/1 (detached RV garage)
- Building Height (feet): 21 to 31 (1 story)/31 (2 story)/21 (detached RV garage)
- Square Feet: 3,488 to 4,266 (1 story)/4,807 to 4,938 (2 story)/1,000 (detached RV garage)

Site Plans

The plans depict a 13 lot single-family residential subdivision located between Ullom Drive and Cameron Street, on the south and north sides of Mardon Avenue. One lot fronts on Mardon Avenue, 4 lots front on Cameron Street, and the remaining 8 lots are accessed by 2 private streets that provide through access from Cameron Street to Mardon Avenue. No sidewalks or other off-site improvements are proposed along the public street frontages.

Landscaping

Required street landscaping is shown for lots that front on Cameron Street, with the exception of Lot 11, which is a flag lot with 24 feet of frontage. Lots 1, 4, 5, 6, and 8, have side yards or rear yards on public streets and a block wall is proposed on the property line with landscaping behind the wall, resulting in the request to eliminate street landscaping on Cameron Street, Mardon Avenue, and Ullom Drive. Lot 10, which is the only lot with frontage on Mardon Avenue, will have no street landscaping.

Elevations

The plans depict 1 to 2 story model homes with heights measuring from 21 feet to 31 feet. The proposed models consist of varying rooflines with a pitched concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, multiple offset front facades, stone veneer, scored stucco lines and window perimeter stucco wraps. The detached RV garage measures up to 21 feet in height and is designed with a pitched, concrete tile roof. The exterior of the RV garage includes recessed windows (side elevations), a stucco exterior, and stone veneer (front elevation).

Floor Plans

The proposed single-story floor plans measure between 3,488 square feet and 4,266 square feet, and consist of multiple bedrooms, game room, den, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage and an attached 1 car garage (side-loaded). The single-story models also feature attached accessory living quarters, measuring between 247 square feet and 253 square feet in area. The models also feature a covered patio. The accessory living quarters are connected to the primary structure via a decorative wall/entryway and are considered part of the primary structure for the purpose of development standards. The proposed 2 story floor plans measure between 4,807 square feet to 4,938 square feet, and feature multiple bedrooms, game

room, den, kitchen, foyer area, laundry room, gathering room, owner's suite, and bathrooms with a 2 car garage and an attached 1 car garage (side-loaded). The models also feature a covered patio. The single-story, detached RV garage measures 1,000 square feet in area and consists of an open floor plan.

Applicant's Justification

The applicant states that the proposed single-family residential models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. The residential models consist of 5 different floor plans with 3 different elevations per plan. The setback reductions are necessary to accommodate the proposed models. The applicant also indicates that rural street standards, as requested by this application, are in keeping with surrounding existing development and new development within the area. The proposed landscaping will meet the intent of the Code and by planting the trees behind the property line walls will also be consistent with the surrounding parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP) & PF	Single-family residential & Western Trails Equestrian Park

Related Applications

Application Number	Request
VS-26-0223	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-26-500059	A tentative map for a 13 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.

Waivers of Development Standards #1 & #2

Staff finds the request to reduce the front yard setback a self-imposed hardship. Several of the models take advantage of the Title 30 exception allowing up to an additional 12 foot reduction to the front setback for 50% of the primary structure width with enhanced decorative features provided. The 3 model homes associated with these waiver requests can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver requests. These requirements are particularly important within the Neighborhood Protection Overlay (RNP) as front setbacks help preserve an open, rural character. Therefore, staff cannot support these waivers of development standards.

Waivers of Development Standards #3

The purpose of the landscaping requirement is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort, and to provide an aesthetically pleasing streetscape. The proposed landscape design can be revised to implement screen walls behind the landscape strips along the public streets. Installing landscaping behind a screen wall does not meet Title 30 standards and the applicant did not provide sufficient justification to mitigate this request. Therefore, staff does not 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 architecture and design of the proposed homes comply with Master Plan Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhoods) that encourage preserving the integrity of uniform neighborhoods and compatible in-fill development. However, since staff is not supporting the associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

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

The property lies 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.

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:

- Provide an Equestrian Trail on the south side of the Mardon Avenue alignment per the Clark County Development Standards for Off-Street Trails, as amended;
- 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 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;
- Applicant to construct a 5 foot asphalt path along Ullom Drive, Mardon Avenue and Cameron Street.

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; 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- The "pole" of each flag lot will have an all-weather paved surface that is a minimum of 20 foot wide, along the entire length of the "pole". This comes from amendment to the 2024 IFC Section 503.2.1.3.
- Please note that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance & home sprinkler requirements.

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 #0523-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: P N II INC
CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): WS-26-0224

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

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

Date 5/13/2026

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: Click or tap to enter a 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: 6/3/2026 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

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) 606-6747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101353

ASSESSOR PARCEL #(s): 177-07-102-014

PROPERTY ADDRESS/ CROSS STREETS: Ullom and Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Standards, Tentative Map, Vacation for proposed site with 13 single family lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way. Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

*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)*

Shauna Bradly, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

764-A317-001

March 10, 2026

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation Sales Unit 10 – Ullom and Mardon
APNs: 177-07-102-014; Approximately 6.80 +/- Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the southeast corner of the intersection of Ullom Drive and Mardon Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20 and PL.

Design Review:

The proposed site will consist of 13 single-family residential lots on 6.80 gross acres for a density of 1.91 dwelling units per gross acre. There will be landscaping that will comply with the spacing and species from 30.04. The landscaping will be placed behind the wall. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).



- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18” to 24”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.
- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6” to 24”.
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19’-4” plus a 10” foundation for a total of 20’-2”.

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17’-4” plus a 10” foundation for a total of 20’-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29’-7” plus a 10” foundation for a total of 30’-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12” to 24”.
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
 - **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6” to 12”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
 - **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6” to 18”.
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
- Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	20’ Front Setback for accessory structures for Private Streets
Requested Waiver:	Reduce the front setback to 10’ for accessory structures on Private Streets.
Justification:	The waiver is requested for situations where the optional Suite 2 is selected by the buyer. This suite has no direct access to the interior of the residence. The courtyard walls separating Suite 2 will include a 32” high CMU stucco-painted wall with a wrought iron gate. For plans 7034-1 and 7034-2, if the standard one-car side-loaded garage is included, it is needed as there is



no direct access to the main residence. If optional Bedroom 4 is selected, the waiver is not required. All driveways will maintain a minimum of 20 ft from the back of curb. For plan 7040-1, the swing garage does not have interior access, so an accessory waiver would be needed as well. We request to keep this consistent with other approved waivers with the same product in the area.

2. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front setback on public streets

Requested Waiver: Reduce the residence front setback to 10 ft while maintaining a minimum 20 ft for driveway length for lots fronting Cameron Street and Mardon.

Justification: Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage. Driveways will maintain 20' minimum from the property line. The driveways will be fronting minor collector roadways. We propose to keep this consistent with all models in the proposed subdivision.

3. Title 30.02.04 – RS20: Residential Single-Family 20

Standard: 40' Front Setback for accessory structures on public streets

Requested Waiver: Reduce the front setback to 10' for accessory structures on public streets.

Justification: The waiver is requested for situations where the optional Suite 2 is selected by the buyer. This suite has no direct access to the interior of the residence. The courtyard walls separating Suite 2 will include a 32" high CMU stucco-painted wall with a wrought iron gate. For plans 7034-1 and 7034-2, if the standard one-car side-loaded garage is included, it is needed as there is no direct access to the main residence. If optional Bedroom 4 is selected, the waiver is not required. Plan 7040-1 has a standard one-car side loaded garage that does not have interior access, but through a courtyard. All driveways will maintain a minimum of 20 ft from the back of curb. Detached garages are included, but will maintain a minimum of 20 ft driveway. We propose to keep this consistent with all models in the proposed subdivision.

4. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Ullom.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Ullom has rural street standards for public rights-of-way frontage between Warm Springs Road and Eldorado, and further south to Maulding.



It is our request as such to keep it consistent along the stretch of Ullom to not construct curb, gutter, detached sidewalks, streetlights and partial paving.

5. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Mardon.

Requested Waiver: Rural Standards for offsite roadways – 32’ paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Mardon has rural standard without curb, gutter, detached sidewalks, streetlights and partial paving. Mardon has also been vacated to the west of Ullom, and the east of Cameron. We would request it to remain in existing condition as 2 residents are fronting that portion of Mardon.

6. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving along Cameron.

Requested Waiver: Rural Standards for offsite roadways – 32’ paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: Existing Cameron has rural street standards for public rights-of-way frontage between Warm Springs Road and Eldorado, and further south to Maulding. It is our request as such to keep it consistent along the stretch of Cameron to not construct curb, gutter, detached sidewalks, streetlights and partial paving.

6. Title 30.04.01 D 7 – Street Landscaping

Standard: 10’ behind attached sidewalk.

Requested Waiver: To eliminate street landscaping on Ullom Drive, Mardon Avenue, and Cameron Street on lots 1, 4, 5, 6, 8, 9, 11, 12 &13.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping will meet the intent of Title 30.04 requirements by planting trees behind the property line walls as the lots are fronting the public right-of-way. Landscaping will be installed by the developer will be maintained by homeowner. This will be consistent with the surrounding parcels to the North and South of the parcel.



We are also submitting the Tentative Map proposing the 13 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500059-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:
177-07-102-014

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.80
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 13
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,057/26,898 (gross); 18,402/26,898 (net)

Project Description

The plans depict a 13 lot single-family residential subdivision located between Ullom Drive and Cameron Street, on the south and north sides of Mardon Avenue. One lot fronts on Mardon Avenue, 4 lots front on Cameron Street, and the remaining 8 lots are accessed by 2 private streets that provide through access from Cameron Street to Mardon Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP) & PF	Single-family residential & Western Trails Equestrian Park

Related Applications

Application Number	Request
WS-26-0224	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0223	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

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.

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

- Provide an equestrian trail on the south side of the Mardon Avenue alignment per the Clark County Development Standards for Off-Street Trails, as amended.
- 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;
- Applicant to construct a 5-foot asphalt path along Ullom Drive, Mardon Avenue and Cameron Street.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- The street suffixes shall be spelt out.

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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- The "pole" of each flag lot will have an all-weather paved surface that is a minimum of 20 foot wide, along the entire length of the "pole". This comes from amendment to the 2024 IFC Section 503.2.1.3.
- Please note that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance & home sprinkler requirements.

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 #0523-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: P N II INC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): TM-26-500059

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

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

Date 5/13/2026

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: Click or tap to enter a 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: 6/3/2026 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.

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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 Gretta Lane, Indian Springs

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Kathleen Hickman, Secretary
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Regional Government Center
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LONE MOUNTAIN

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
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Paradise Park Community Center
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WHITNEY

Mia Davis, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101353

ASSESSOR PARCEL #(s): 177-07-102-014

PROPERTY ADDRESS/ CROSS STREETS: Ullom and Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Standards, Tentative Map, Vacation for proposed site with 13 single family lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

*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.

Property Owner (Signature)*

Shauna Bradly, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0222-A & A III, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-19-101-014; 176-19-101-033 through 176-19-101-034

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,081 to 2,422
- Open Space Required/Provided: 9,400/12,880

History, Site Plan & Request

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same

number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public street. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

Applicant's Justification

The developer is requesting a reduction in the internal street minimum back of curb radii in Uniform Standard Drawing 201 from 20 feet to 10 feet for Street B, a private stub street. This street is 43 feet in width and vehicles can still successfully navigate turning movements into this street with the reduced curb return.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Redesignated the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN)	Approved by BCC	December 2025
ZC-25-0689	Reclassified the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
IM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
PUD-26-0221	A planned unit development for a 47 lot single-family detached residential development is a companion item on this agenda.
TM-26-500058	A tentative map for 47 single-family residential lots 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

Public Works - Development Review

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.

Waiver of Development Standards

Staff has no objection to the request to reduce the back of curb radius on the private streets. The reduction is only for lots internal to the development, which will see a lower volume of traffic, and will cause vehicles to slow down to negotiate a turn, helping to improve safety for the neighborhood. However, since Planning is recommending denial of the tentative map and the planned unit development, staff cannot support this waiver.

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 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;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0381-2026 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): PUD-26-0221 WS-26-0222 & TM-26-500058

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

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: 06/03/26 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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Whitney Recreation Center
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113
 ASSESSOR PARCEL #(s): 176-19-101-034 & -033
 PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
 ADDRESS: 14 Sugarberry Ln.
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S Rainbow Blvd., Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-208-7812 CELL 702-715-3300 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
 ADDRESS: 3283 E. Warm Springs Road, Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-586-9296 CELL 702-498-0357 ACELA 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.

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

02/21/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113
 ASSESSOR PARCEL #(s): 176-19-101-014
 PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A REVOCABLE LIVING TRUST and MORADI HAMID TRS
 ADDRESS: 14 Sugarberry Ln.
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S Rainbow Blvd., Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-208-7812 CELL 702-715-3300 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
 ADDRESS: 3283 E. Warm Springs Road, Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-586-9296 CELL 702-498-0357 ACCELA REFERENCE CONTACT ID # _____

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

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

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

2/21/26
Date

March 09, 2026



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Blue Diamond & Conquistador
Tentative Map Justification Letter
in support of companion items
APN: 176-19-101-014, 176-19-101-033, & 176-19-101-034**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Tentative Map for the subject property. The applicant will also be applying for a Waiver of Standards (Public Works) and Planned Unit Development as companion items. The project site will consist of forty-seven (47) single-family detached residential homesite and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. All waivers to Title 30 have been requested and described within the Waiver of Standards justification letter that is a companion item to this tentative map application. The project proposes the use of a hammerhead at the terminus of Street C. This project is only proposing the use of a single hammerhead as the hammerhead design is more compatible with the smaller homesite sizes and widths of the existing RS2 zoning and proposed PUD when compared to a cul-de-sac style turn-around. Street C is only 200 +/- LF in length and only serves 8 homesites. The use of a hammerhead turnaround should not have any negative impact on the proposed community.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Rusty Schaeffer
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-26-0221-A & A III, LLC:

PLANNED UNIT DEVELOPMENT for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:
176-19-101-014; 176-19-101-033 through 176-19-101-034

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,081 to 2,422
- Open Space Required/Provided: 9,400/12,880

History, Site Plan, and Request

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single-family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public Street C. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

The plans depict modifications from the standard Title 30 requirements to certain setbacks for RS2 zoning. The table below indicates the proposed PUD setbacks for all lots, except for Lots 46 and 47 which will have standard RS2 setbacks:

Proposed Setback	Lots 1-45
Front (Garage)	5
Front (1 st story living)	5
Front (2 nd story living)	4

Additionally, the driveways for Lots 1 through 45 are proposed to be reduced to 5 feet in length. Each unit is provided with a 2 car garage. Ten required guest parking spaces may be accommodated on portions of the streets.

Landscaping

The plans depict a 10 foot wide landscape strip with drought-tolerant large trees and shrubs adjacent to a meandering sidewalk proposed along Blue Diamond Road. Additional trees and landscaping are proposed within the required communal open space in Common Elements A and B. Common Element B includes a playground, shaded tot-lot, and tables with seating areas.

Elevations

The plans depict 2 models with 3 different architectural elevations up to 26 feet in height. The elevations on all 4 sides include stucco finished walls and concrete tile roofs with variable rooflines, window trims, covered entries, wall offsets, stone veneer on some elevations, and sectional garage doors.

Floor Plans

The plans depict 2, two story homes with 3 or 4 bedrooms, 2.5 to 4 bathrooms, and a 2 car garage. The submitted floor plans indicate the smaller model with 2,081 square feet and the larger model with 2,422 square feet.

Applicant's Justification

The planned unit development will not affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and materials of the proposed buildings are compatible with the surrounding communities. Alternative front yard/driveway setbacks is the sole purpose of the PUD. Homesites are well above the minimum lot size for RS2 zoning. All setbacks are internal to the

project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. Parking is provided in the garage spaces with at least 10 on-street parking spaces for guests. Open space with amenities including a trail, seating area, dog station, and playground area including a shaded tot-lot is provided. The building elevations meet the required design standards including providing two listed design features on each elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Redesignated the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN)	Approved by BCC	December 2025
ZC-25-0689	Reclassified the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
TM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
WS-26-0222	A waiver of development standards for a 47 lot single-family detached residential development is a companion item on this agenda.
TM-26-500058	A tentative map for 47 single-family residential lots 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
Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

In reviewing the specific modified development standards, the reduced front setbacks will decrease the private yard areas available for the residences. However, the amount of communal open space with multiple amenities is reasonably generous at 12,880 square feet where a minimum of 9,400 square feet is required. Pedestrian walkability appears to have been considered in the design. Internal sidewalks are provided on both sides of Conquistador Street on one side of the private streets, as well as within the open space areas. The proposed layout maintains compatible building scale and orientation with the adjacent RS3.3 neighborhood to the north and east. The proposed development supports Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. It also aligns with Policy 1.3.2, which encourages a mix of housing types and unit sizes within neighborhoods. Additionally, the proposed layout of the plan is very similar to the previously approved plan under DR-25-0691.

However, the primary concern is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design. Street parking is also fairly limited as an alternative parking location for both residents and visitors due to the number of driveways and the relatively narrow street widths at 43 feet. These factors could affect internal circulation. Therefore, staff cannot support the request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge DR-25-0691;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits 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.
- 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;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0381-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV
89120**



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): PUD-26-0221 WS-26-0222 & TM-26-500058

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

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. 06/03/26 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 Gilespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113

ASSESSOR PARCEL #(s): 176-19-101-034 & -033

PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
ADDRESS: 14 Sugarberry Ln.
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-208-7812 CELL: 702-715-3300 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
ADDRESS: 3283 E. Warm Springs Road, Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-586-9296 CELL: 702-498-0357 ACCELA REFERENCE CONTACT ID # _____

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

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

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

02/21/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A REVOCABLE LIVING TRUST and MORADI HAMID TRS

ADDRESS: 14 Sugarberry Ln.

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL _____

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Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

2/21/26
Date

March 5, 2026



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Blue Diamond & Conquistador
Land Use Justification Letter
in support of a Planned Unit Development
APNs: 176-19-101-014, 176-19-101-033, & 176-19-101-034**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Planned Unit Development for the subject property. The applicant will also be applying for a Tentative Map and Waiver of Standards (Public Works) as companion items. The project site will consist of forty-seven (47) single-family detached residential homesites and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

PUD:

1. Modified Setbacks from RS2 requirements. See **Setbacks/Separations below**

Waiver of Standards (Public Works per separate application):

1. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)

Project Description

The project consists entirely of 4.65 acres and is generally located 330 feet south of the intersection of Conquistador Street and Raven Avenue. The project site is located in a portion of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 19, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APNs:176-19-101-014, 176-19-101-033, & 176-19-101-034.

The project site is currently zoned as Residential Single Family (RS2) with a land use designation of Compact Neighborhood (CN). The project site is bounded to the North and East by an existing

residential development zoned as Residential Single Family 3.3 (RS3.3) with a land use designation of Mid-Intensity Suburban Neighborhood (MN), to the West and South across the Blue Diamond Road 200-foot right-of-way by undeveloped parcels with zoning of Commercial General (CG) with a land designation of Neighborhood Commercial (NC), as well as undeveloped parcel with zoning of General Highway Frontage District (H-2) with a land designation of MN.

Planned Unit Development

The project site will consist of forty-seven (47) single-family detached residential homesites and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the existing land use designation of CN

The PUD will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative front yard/driveway setbacks and is the sole purpose of the PUD. Homesites within the project site are well above the minimum lot size for RS2 zoning (2,000 square feet) and range in size from 2,762 square feet to 10,804 square feet with an average lot size of 3,376 square feet.

Setbacks/Separations

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD (**PUD Standard #1**) for all homesites except 46 & 47:

- Front (Garage & 1st Story Living Area) Setback: 5 feet to private street
- Front (2nd story Living) Setback: 4 feet from 2nd story living area to private street

All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit:	94 garage spaces (2 spaces per each of the proposed 47 Units)
<u>Visitor Parking:</u>	<u>10 spaces (1 space per every 5 Units)</u>
Cumulative Spaces:	104 spaces

The current project site provides 94 garage spaces and at least 10 on-street parking spaces for guests.

Open Space and Pedestrian Circulation

The minimum open space required for this community is 9,400 square feet based on 200 square feet of open space for 47 homesites. The landscape plan provided depicts two amenity areas within this community. There is a smaller amenity area at the project entry on Conquistador Street (Common Element A at 2,824 square feet) that will provide a communal trail with shade trees. An additional, larger main amenity area within Common Element B (10,056 square feet) near the project entry will provide a seating area, doggy station, communal trail and a playground area including a shaded tot-lot. The cumulative 12,880 square feet of programmable open space adequately satisfies the open space requirement for the community.

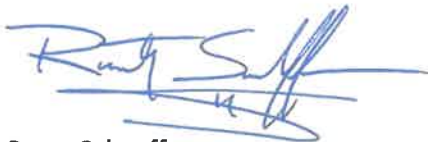
Floor Plans and Elevations

The developer is proposing two (2) different buildings. The proposed two-story homes will range in livable square footage from 2,081 to 2,422 square feet. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide three (3) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.04.05.E.2* by providing the two of the listed design features: covered entry and varied building materials.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Rusty Schaeffer
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500058-A & A III, LLC:

TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-033 through 176-19-101-034

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804

Project Description & History

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single-family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public street. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a

hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood	Approved by BCC	December 2025
ZC-25-0689	Zone change to reclassify the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
TM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
PUD-26-0221	A planned unit development for a 47 lot single-family detached residential development is a companion item on this agenda.
WS-26-0222	A waiver of development standards for a 47 lot single-family detached 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

All but 2 lots are accessible from three private internal streets with rows of lots on each side of the streets. Two lots front on a public street, Conquistador Street, which provides access to the subdivision from the north. The proposed lots sizes are compliant with the underlying zoning. The number of proposed units is also less than the maximum density of the Master Plan. The

property size is slightly over 5 acres which requires a second point of access that is not provided. However, the site is constrained by the existing development to the north and east and a state highway, Blue Diamond Road, to the south and west. That being said, staff finds that the use of a hammerhead for Street C is not the preferred design. As a result, staff is unable to support this tentative map 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:

- Expunge TM-25-500169.
- 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;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street shall have approved street names and suffixes;
- Street suffixes shall be spelt out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0381-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

**CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV
89120**

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): PUD-26-0221 WS-26-0222 & TM-26-500058

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

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. 06/03/26 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

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

- 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.
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- 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 Gretta Lane, Indian Springs

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113

ASSESSOR PARCEL #(s): 176-19-101-034 & -033

PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
ADDRESS: 14 Sugarberry Ln.
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-208-7812 CELL: 702-715-3300 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
ADDRESS: 3283 E. Warm Springs Road, Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-586-9296 CELL: 702-498-0357 ACCELA REFERENCE CONTACT ID # _____

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

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

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

02/21/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A REVOCABLE LIVING TRUST and MORADI HAMID TRS

ADDRESS: 14 Sugarberry Ln.

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL _____

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hamid moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

2/21/26
Date

March 5, 2026



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Blue Diamond & Conquistador
Land Use Justification Letter
in support of a Planned Unit Development
APNs: 176-19-101-014, 176-19-101-033, & 176-19-101-034**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Planned Unit Development for the subject property. The applicant will also be applying for a Tentative Map and Waiver of Standards (Public Works) as companion items. The project site will consist of forty-seven (47) single-family detached residential homesites and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

PUD:

1. Modified Setbacks from RS2 requirements. See **Setbacks/Separations below**

Waiver of Standards (Public Works per separate application):

1. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)

Project Description

The project consists entirely of 4.65 acres and is generally located 330 feet south of the intersection of Conquistador Street and Raven Avenue. The project site is located in a portion of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 19, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APNs:176-19-101-014, 176-19-101-033, & 176-19-101-034.

The project site is currently zoned as Residential Single Family (RS2) with a land use designation of Compact Neighborhood (CN). The project site is bounded to the North and East by an existing

residential development zoned as Residential Single Family 3.3 (RS3.3) with a land use designation of Mid-Intensity Suburban Neighborhood (MN), to the West and South across the Blue Diamond Road 200-foot right-of-way by undeveloped parcels with zoning of Commercial General (CG) with a land designation of Neighborhood Commercial (NC), as well as undeveloped parcel with zoning of General Highway Frontage District (H-2) with a land designation of MN.

Planned Unit Development

The project site will consist of forty-seven (47) single-family detached residential homesites and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the existing land use designation of CN

The PUD will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative front yard/driveway setbacks and is the sole purpose of the PUD. Homesites within the project site are well above the minimum lot size for RS2 zoning (2,000 square feet) and range in size from 2,762 square feet to 10,804 square feet with an average lot size of 3,376 square feet.

Setbacks/Separations

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD (**PUD Standard #1**) for all homesites except 46 & 47:

- Front (Garage & 1st Story Living Area) Setback: 5 feet to private street
- Front (2nd story Living) Setback: 4 feet from 2nd story living area to private street

All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 94 garage spaces (2 spaces per each of the proposed 47 Units)
Visitor Parking: 10 spaces (1 space per every 5 Units)
Cumulative Spaces: 104 spaces

The current project site provides 94 garage spaces and at least 10 on-street parking spaces for guests.

Open Space and Pedestrian Circulation

The minimum open space required for this community is 9,400 square feet based on 200 square feet of open space for 47 homesites. The landscape plan provided depicts two amenity areas within this community. There is a smaller amenity area at the project entry on Conquistador Street (Common Element A at 2,824 square feet) that will provide a communal trail with shade trees. An additional, larger main amenity area within Common Element B (10,056 square feet) near the project entry will provide a seating area, doggy station, communal trail and a playground area including a shaded tot-lot. The cumulative 12,880 square feet of programmable open space adequately satisfies the open space requirement for the community.

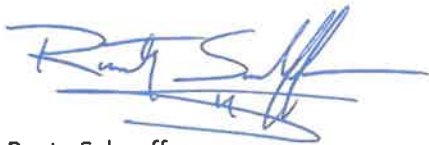
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The developer is proposing two (2) different buildings. The proposed two-story homes will range in livable square footage from 2,081 to 2,422 square feet. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide three (3) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.04.05.E.2* by providing the two of the listed design features: covered entry and varied building materials.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rusty Schaeffer', with a horizontal line underneath.

Rusty Schaeffer
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0233-BLUD, LLC:

ZONE CHANGE to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone.

Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-24-101-005; 176-24-101-036

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.69
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. The applicant currently operates an office/warehouse buildings north of the subject parcels. The applicant is proposing to expand its operations and develop additional office/warehouse space. Furthermore, the zone change from H-2 to IP will bring the zoning district into compliance with the current Title 30 code and is consistent with the underlying planned land use of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Office/warehouse development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & H-2	Residential single-family development & undeveloped
East	Business Employment	IP	Undeveloped

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

Related Applications

Application Number	Request
WS-26-0235	A waiver of development standards and a design review for an office/warehouse development is a companion item on this agenda.
VS-26-0234	A vacation and abandonment of easements and rights-of-way 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 IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the overall request will be compatible with the nearby zoning classifications in the area and will provide uniform zoning along Blue Diamond Road. As a result, staff can support the zone change request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 #0541-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KEN'S FOOD
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): PUD-26-0221 WS-26-0222 & TM-26-500058

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

Location: Refer to listing on other side

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

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 06/03/26 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

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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 Gretta Lane, Indian Springs

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102113
 ASSESSOR PARCEL #(s): 176-19-101-034 & -033
 PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
 ADDRESS: 14 Sugarberry Ln.
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S Rainbow Blvd., Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-208-7812 CELL 702-715-3300 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
 ADDRESS: 3283 E. Warm Springs Road, Suite #300
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-586-9296 CELL 702-498-0357 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.

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

02/21/26
Date



Application Form

APPLICATION PRE-REVIEW # 25-102113

ASSESSOR PARCEL #(s): 176-19-101-014

PROPERTY ADDRESS/ CROSS STREETS: Conquistador Street & Fletcher Peak Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Planned Unit Development, waiver of development standards and a tentative map for a 47 home site single family detached development.

PROPERTY OWNER INFORMATION

NAME: A & A REVOCABLE LIVING TRUST and MORADI HAMID TRS

ADDRESS: 14 Sugarberry Ln.

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC

ADDRESS: 6385 S Rainbow Blvd., Suite #300

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-208-7812 CELL 702-715-3300 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)

ADDRESS: 3283 E. Warm Springs Road, Suite #300

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702-586-9296 CELL 702-498-0957 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.

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

2/21/26
Date

March 09, 2026



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Blue Diamond & Conquistador
Tentative Map Justification Letter
in support of companion items
APN: 176-19-101-014, 176-19-101-033, & 176-19-101-034**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Tentative Map for the subject property. The applicant will also be applying for a Waiver of Standards (Public Works) and Planned Unit Development as companion items. The project site will consist of forty-seven (47) single-family detached residential homesite and seven (7) common lots encompassing the entire 4.65 acre site for a density of 10.11 residential homesites per acre. All waivers to Title 30 have been requested and described within the Waiver of Standards justification letter that is a companion item to this tentative map application. The project proposes the use of a hammerhead at the terminus of Street C. This project is only proposing the use of a single hammerhead as the hammerhead design is more compatible with the smaller homesite sizes and widths of the existing RS2 zoning and proposed PUD when compared to a cul-de-sac style turn-around. Street C is only 200 +/- LF in length and only serves 8 homesites. The use of a hammerhead turnaround should not have any negative impact on the proposed community.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Schaeffer", with a horizontal line underneath.

Rusty Schaeffer
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0234-KEN'S FOODS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rk/kh (For possible action)

RELATED INFORMATION:

APN:
 176-13-411-045; 176-24-101-005; 176-24-101-036; 176-24-110-008

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
 The plans depict the vacation and abandonment of easements and portions of the Kens Court and La Costa Canyon Court rights-of-way, which are no longer needed for the development of the site.

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
VS-1047-17*	Vacation and abandonment of a drainage easement	Approved by BCC	January 2018
DR-1046-17*	Design review for an office/warehouse	Approved by BCC	January 2018
DR-0554-17*	Design review for expansion of a distribution center and lighting plan	Approved by BCC	August 2017
ADR-0261-16*	Administrative design review for canopies, storage tanks, and exterior modifications of an existing food processing facility	Approved by ZA	April 2016
UC-0441-14**	Use permit for medical marijuana, waivers, and design review for a warehouse building	Denied by BCC	June 2014
WS-0575-10*	Waiver and design review for an expansion to an existing food processing building	Approved by PC	January 2011
VS-0800-07*	Vacation and abandonment of easements of interest	Approved by PC	August 2007

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
DR-0355-07**	Design review for lighting and signage in conjunction with an approved office/warehouse	Approved by BCC	June 2007
WS-1268-06**	Waivers of development standards, design review, and waivers of conditions of ZC-1584-98 for an office/warehouse and auto sales	Approved by BCC	November 2006
ZC-1420-03	Zone Change to reclassify a portion of an overall site from R-E to M-D zoning for a proposed office/warehouse complex	Approved by BCC	October 2003
SC-0375-03	Street name change for La Costa Canyon Court and Kens Court	Approved by PC	April 2003
ZC-1584-98 (WC-0029-03)	Waiver of conditions to waive landscaping and waiver of development standards to reduce parking	Approved by BCC	April 2003
WS-0165-03	Waiver of development standards for metal exteriors, landscaping, and setbacks	Approved by BCC	March 2003
TM-0518-02	Tentative map for 1 industrial/commercial lot	Approved by PC	January 2003
VS-1788-02	Vacation and abandonment of easements of interest	Approved by PC	January 2003
ZC-1240-02*	Zone change to reclassify a portion of the site from H-2 to M-D for a commercial subdivision and parking lot	Approved by BCC	November 2002
ZC-0518-02*	Zone change to reclassify a portion of the site from R-E to M-D for an existing office/warehouse complex	Approved by BCC	May 2002
ZC-1584-98	Zone change to reclassify a portion of the site and adjacent parcels from R-E, H-2, & M-1 to M-D for an office/warehouse complex	Approved by BCC	November 1998

* APN 176-13-411-045 only

** APN 176-24-110-008 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP	Office/warehouse development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & H-2	Residential single-family development & undeveloped
East	Business Employment	IP	Warehouse & distribution
West	Business Employment	IP & IL & RS20	Mini-warehouse, Union Pacific Railroad & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0233	A zone change from H-2 to IP on a portion of the subject site is a companion item on this agenda.
WS-26-0235	A waiver of development standards and design review for the expansion of a food processing, warehouse, and distribution center 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 drainage easements and rights-of-way that are not needed for site, drainage, or roadway development.

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;
- 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;
- Coordinate with Traffic Management to return any County assets to Public Works;
- Grant all necessary easements;
- Applicant to provide a cross access agreement within the existing commercial subdivision;

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

Building Department - Addressing

- Per the justification letter, the public right-of-way Kens Court will either become a private right-of-way or a private driveway. If Kens Court becomes a private right-of-way, any Kens Court addresses shall remain addressed off Kens Court; if Kens Court becomes a private driveway, address changes shall be required at final map recordation for 8918 Kens Court, 8925 Kens Court, and 8945 Kens Court.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEN'S FOOD

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0233 VS-26-0234 & WS-26-0235

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

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. 06/03/26 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.
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101554
 ASSESSOR PARCEL #(s): 176-13-411-045; 176-24-110-008; 176-24-101-036 and 176-24-101-005
 PROPERTY ADDRESS/ CROSS STREETS: Ken's Court and Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

Expansion of a food processing facility

PROPERTY OWNER INFORMATION

NAME: Blu D, LLC and Ken's Foods, LLC
 ADDRESS: 1 D'Angelo Drive
 CITY: Marlborough STATE: MA ZIP CODE: 01752
 TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Ken's Food, LLC
 ADDRESS: 1 D'Angelo Drive
 CITY: Marlborough STATE: MA ZIP CODE: 01752
 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 # 164874

*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.

Frank A. Crowley III
 Property Owner (Signature)*

FRANK A. CROWLEY III
 Property Owner (Print)

2-26-26
 Date

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

April 1, 2026

VIA EMAIL

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1th Floor
Las Vegas, Nevada 89115-1825

**Re: *Vacation and Abandonment
Ken's Foods
APN: 176-13-411-045; 176-24-110-008; and 176-24-101-005 & 036***

To Whom It May Concern:

Please be advised our Firm represents Ken's Foods (the "Applicant"), the applicant and owner of property located on the northeast corner of Blue Diamond Road and Jones Boulevard, more particularly described as APNs: 176-13-411-045; 176-24-110-008; and 176-24-101-005 & 036 (collectively the "Site"). The Applicant currently operates an office/warehousing building on the Site. The Applicant is proposing to expand its operations and develop additional office/warehousing space. To facilitate this expansion, the Applicant is requesting to vacate and abandon portions of rights-of-ways and drainage easements. Concurrently with the vacation and abandonment request, the Applicant is also submitting separately as companion applications a design review and related waivers for the proposed expansion and a conforming zone change for APNs: 176-24-101-005 & 036 from General Highway Frontage (H-2) to Industrial Park (IP).

The Applicant is proposing that Kens Court become a private driveway or private road into the Site. The Applicant owns and controls all the property immediately to the north, west, and east of Kens Court. Additionally, the Applicant will provide cross access with APN: 176-24-411-003. Since all properties will have access to Blue Diamond, the vacation and abandon, in its entirety, of Kens Court from a public right-of-way to a private street is appropriate.

The Applicant is requesting to vacate and abandon a 5-foot-wide portion of La Canyon Court adjacent to the Site. The vacation and abandonment is necessary to allow the Applicant to construct the required detached sidewalk.

The Applicant is also requesting to vacate drainage easements on the Site.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd/amp

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0235-KEN'S FOODS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping; 3) increase retaining wall height, and 4) allow modified driveway geometrics.

DESIGN REVIEW for the expansion of a food processing, warehouse, and distribution center on 42.33 acres in an IP (Industrial Park) Zone.

Generally located north of Blue Diamond Road and east of Jones Boulevard within Enterprise.
JJ/rx/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-411-045; 176-24-101-005; 176-24-101-036; 176-24-110-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 83 feet where 50 feet is the maximum height allowed per Section 30.02.18B (a 66% increase).
2. Reduce street landscaping along Blue Diamond Road to 6 feet where 10 feet is required per Section 30.04.01D (a 40% reduction).
3. Increase retaining wall height to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
4. Reduce the driveway throat depth along La Costa Canyon Court to 30 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 80% decrease).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8925 and 8951 Kens Court
- Site Acreage: 42.33
- Project Type: Food processing and warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): Up to 83
- Square Feet: 323,240 (existing food processing building)/421,281 (3 warehouse additions)/744,251 (total)
- Parking Required/Provided: 300/337
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts an existing 323,240 square foot food processing building located on the western half of the site. Three warehouse additions are proposed to the food processing building. Addition 1 is 27,000 square feet and is located on the west side of the building. Addition 2 is 6,100 square feet and located at the southwest corner of the building, and Addition 3 is 388,181 square feet and is located on the east side of the building. The existing warehouse and adjacent parking areas located in the northeast corner of the site are proposed to be demolished. The food processing building with the warehouse additions will have a minimum front setback of 135 feet from Blue Diamond Road to the south, a minimum side setback of 78 feet from the west property line, a minimum side setback of 44 feet from the east property line, and a minimum rear setback of 155 feet from the north property line. An existing water treatment building with tanks is located to the southwest of the building and will remain.

The site is accessed from Blue Diamond Road via Kens Court. There is a companion vacation for Kens Court to become a 48 foot wide private driveway. Three existing driveways provide access from La Costa Canyon Court, however, only the driveway at the east end of the cul-de-sac bulb will remain. The remaining driveways along the south side of La Costa Canyon Court will be closed with the demolition of the existing warehouse. An existing parking area with 86 spaces and a truck parking area are located south of the existing food processing building. A new parking area with 235 spaces, including 15 EV capable and 9 EV installed spaces, is proposed between the existing parking area and Blue Diamond Road. Another 16 new parking spaces are proposed near the existing main entrance on the south side of the building for a total of 251 new parking spaces. Pedestrian walkways and enhanced crosswalks are provided between the new parking area and the building entrance. Truck access is provided around the south and east sides of Addition 3 which accesses loading docks on the north side of Addition A. A new truck parking area is provided north of the existing portion of the building. A fire truck lane continues around the west and south sides of the building and connects back to Kens Court. A trash room with 3 dumpsters is in the northwest corner of the existing portion of the building. An 8 foot tall decorative CMU screen wall is proposed on top of a 4 foot retaining wall along the south side of La Costa Canyon Court. The retaining wall is the subject of a waiver request. The proposed 8 foot decorative wall continues along the length of the east property line. An existing 4 foot to 8 foot decorative wall is located along the north property line.

Landscaping

The plan depicts street landscaping along La Costa Canyon Court consisting of medium trees planted 20 feet on center in two, 5 foot wide landscape strips on each side of a new detached sidewalk. The plan also depicts large trees planted 30 feet on center in a 6 foot wide landscape strip adjacent to an existing sidewalk along Blue Diamond Road west of Kens Court. A minimum of three, 5 gallon shrubs per tree are also provided in all street landscape areas. There are existing trees and shrubs east of Kens Court along Blue Diamond Road. Within the new parking areas, medium trees are provided within the landscape islands provided for every 6 parking spaces and at the end of all parking rows.

Elevations

The plans depict the existing food processing building with the proposed warehouse additions. The existing portion of the building and warehouse additions 1 and 2 are up to 50 feet in height,

while the portion of the building that includes warehouse addition 3 is up to 83 feet in height. This is the subject of a waiver request. The plans show that the building exterior is concrete tilt-up construction with 2 different colors, 2-foot variations in roof parapet heights, a panel wall system, and metal flashing. The existing entrance area includes a storefront window system with a series of arches on the building facade. A depressed loading dock area is located on the north side of the building and will be covered with an awning.

Floor Plans

Plans depict the existing food processing building which includes a main entrance on the south side with offices and employee areas. The building also includes a label room, product storage areas, warehouse areas, a refrigerated warehouse, packaging room, production area, mixing area, bulk unloading at the rail lines, and a trash area. The warehouse additions show shell-only floor plans. Addition 1 encloses a portion of an existing rail line. Addition 2 will have 4 truck loading docks along the south side of the building. Addition 3 will have 30 truck loading docks on the north side of the building.

Applicant's Justification

The applicant is proposing the expansion of the operations of an existing food processor/manufacturer and distribution center with 3 interconnected warehouse additions. The building height up to 83 feet is proposed to allow the installation of an automatic storage/retrieval system for the stored finished goods. This waiver is appropriate because of the surrounding industrial area, large portions of the building will be 48 feet, and the staggered height of the building allows for a varying roof line and avoids a monolithic appearance. The increase height for the retaining wall is needed to maintain the existing grade. The reduced throat depth for the driveway on La Costa Canyon Court is appropriate because the main entrance to the site is on Blue Diamond Road and the driveway location is at the end of the cul-de-sac.

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
VS-1047-17*	Vacation and abandonment of a drainage easement	Approved by BCC	January 2018
DR-1046-17*	Design review for an office/warehouse	Approved by BCC	January 2018
DR-0554-17*	Design review for expansion of a distribution center and lighting plan	Approved by BCC	August 2017
ADR-0261-16*	Administrative design review for canopies, storage tanks, and exterior modifications of an existing food processing facility	Approved by ZA	April 2016
UC-0441-14**	Use permit for medical marijuana, waivers, and design review for a warehouse building	Denied by BCC	June 2014
WS-0575-10*	Waiver and design review for an expansion to an existing food processing building	Approved by PC	January 2011
VS-0800-07*	Vacation and abandonment of easements of interest	Approved by PC	August 2007

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
DR-0355-07**	Design review for lighting and signage in conjunction with an approved office/warehouse	Approved by BCC	June 2007
WS-1268-06**	Waivers of development standards, design review, and waivers of conditions of ZC-1584-98 for an office/warehouse and auto sales	Approved by BCC	November 2006
ZC-1420-03	Zone Change to reclassify a portion of an overall site from R-E to M-D zoning for a proposed office/warehouse complex	Approved by BCC	October 2003
SC-0375-03	Street name change for La Costa Canyon Court and Kens Court	Approved by PC	April 2003
ZC-1584-98 (WC-0029-03)	Waiver of conditions to waive landscaping and waiver of development standards to reduce parking.	Approved by BCC	April 2003
WS-0165-03	Waiver of development standards for metal exteriors, landscaping, and setbacks.	Approved by BCC	March 2003
TM-0518-02	Tentative map for 1 industrial/commercial lot	Approved by PC	January 2003
VS-1788-02	Vacation and abandonment of easements of interest	Approved by PC	January 2003
ZC-1240-02*	Zone change to reclassify a portion of the site from H-2 to M-D for a commercial subdivision and parking lot.	Approved by BCC	November 2002
ZC-0518-02*	Zone change to reclassify a portion of the site from R-E to M-D for an existing office/warehouse complex.	Approved by BCC	May 2002
ZC-1584-98	Zone change to reclassify a portion of the site and adjacent parcels from R-E, H-2, & M-1 to M-D for an office/warehouse complex	Approved by BCC	November 1998

* APN 176-13-411-045 only

** APN 176-24-110-008 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP	Office/warehouse development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & H-2	Residential single-family development & undeveloped
East	Business Employment	IP	Warehouse & distribution
West	Business Employment	IP, IL, & RS20	Mini-warehouse, Union Pacific Railroad & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0233	A zone change from H-2 to IP on a portion of the subject site is a companion item on this agenda.
VS-26-0234	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed building height of 83 feet is requested to accommodate the installation of an automatic storage/retrieval system for stored finished goods within a portion of warehouse Addition 3, while the remainder of the building will be up to 50 feet in height. The proposed warehouse addition is adjacent to existing distribution and warehouse buildings and the Union Pacific Railroad. However, there are no other buildings over 50 feet in the immediate area. Also, the existing building is currently visible from the Jones Boulevard overpass to the west, Blue Diamond Road, and from an existing single family residential area south of Blue Diamond Road. The proposed height of the warehouse addition in combination with the overall increase in the mass of the building would appear to be out of scale for the area. As a result, staff cannot support this request.

Waiver of Development Standards #2

The proposed landscaping along Blue Diamond Road is generally in conformance with Code requirements, as enough trees are being provided and at the correct spacing. However, the width of the provided landscaping strip is not wide enough to meet Code. Given the landscape strip is being constructed on a portion of the site that is raw land and there is sufficient space to meet the required 10 feet, staff is unable to support this request.

Waiver of Development Standards #3

An 8 foot decorative screen wall is proposed on top of the 4 foot retaining wall effectively creating a 12 foot wall along the south side of La Costa Canyon Court. The purpose of the wall is to screen the rollup overhead doors from the street along the north side of the building which are

a minimum of 159 feet from the street. The increased wall height may help to further screen this area. However, alternatives to over-height retaining walls, such as a 3 foot high tiered retaining wall with landscaped horizontal offsets could be provided without diminishing the effectiveness of the screening. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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.

The proposed plans depict building materials that include the use of storefront windows, painted tilt-up concrete, changes in surface colors and materials, and 2-foot roofline variations. Roll-up overhead doors for the loading areas are located to the rear of the building and are screened from La Costa Canyon Court by an 8 foot decorative wall. Internal sidewalks connect the building entrances to the parking areas including ADA spaces. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas and loading dock areas are generally in accordance with Code requirements. The building design and architectural features are not unsightly or undesirable except for the proposed height for the warehouse as Addition 3 appears out of scale for the area. Since waivers of development standards #1 and #2 are not being supported, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the commercial driveway along La Costa Canyon Court. Although the driveway does not meet current standards, La Costa Canyon Court ends in a cul-de-sac at this site, minimizing potential conflicts caused by the reduced throat depth. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Coordinate with Traffic Management to return any County assets to Public Works.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0541-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: KEN'S FOOD
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135**



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0233 VS-26-0234 & WS-26-0235

13A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 05/13/26

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. 06/03/26 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

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

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101554

ASSESSOR PARCEL #(s): 176-13-411-045; 176-24-110-008; 176-24-101-036 and 176-24-101-005

PROPERTY ADDRESS/ CROSS STREETS: Ken's Court and Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

Expansion of a food processing facility

PROPERTY OWNER INFORMATION

NAME: Blu D, LLC and Ken's Foods, LLC

ADDRESS: 1 D'Angelo Drive

CITY: Marlborough

STATE: MA

ZIP CODE: 01752

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Ken's Food, LLC

ADDRESS: 1 D'Angelo Drive

CITY: Marlborough

STATE: MA

ZIP CODE: 01752

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.

Frank A. Crowley III
Property Owner (Signature)*

FRANK A. CROWLEY III
Property Owner (Print)

2-26-26
Date

April 9, 2026

VIA EMAIL

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1th Floor
Las Vegas, Nevada 89115-1825

***Re: Design Review for an Expansion to an Office/Warehousing Building and Distribution Center, Waivers of Developments Standards, and Waiver of Condition
Ken's Foods
APN: 176-13-411-045; 176-24-110-008; and 176-24-101-005 & 036***

To Whom It May Concern:

Please be advised our Firm represents Ken's Foods (the "Applicant"), the applicant and owner of property located on the northeast corner of Blue Diamond Road and Jones Boulevard, more particularly described as APNs: 176-13-411-045; 176-24-110-008; and 176-24-101-005 & 036 (collectively the "Site"). The Applicant currently operates an office/warehousing building on the Site. The Applicant is proposing to expand its operations and develop additional office/warehousing space. To facilitate this expansion, the Applicant is requesting a design review for the expansion and related waivers of development standards. Concurrently with the design review and related waivers of development standards, the Applicant is also submitting separately companion applications for a conforming zone change for APNs: 176-24-101-005 & 036 from General Highway Frontage (H-2) to Industrial Park (IP) and to vacate and abandon portions of rights-of-ways.

DESIGN REVIEW

The Site is approximately 42.33 acres. The Applicant currently operates a distribution center and food processor/manufacturer (not including manufacturing of raw materials) in an approximately 323,240 SF office/warehousing building (Building A). The Applicant is proposing to expand the operations and develop more of the 42.33 acres Site. In addition to the existing 323,240 SF office/warehousing building, the Applicant is proposing three (3) additions (Additions B- D) to the existing office/warehousing building (Building A), ultimately all connected, for an additional 421,281 SF of office/warehousing space for a total of 744,521 SF of office/warehousing space. Since the Site is zoned Industrial Park (IP) (a companion application for a conforming zone change to IP for APNs: 176-24-101-005 & 036 is submitted), an office/warehousing distribution center and food processor/manufacturer (not including manufacturing of raw materials) is permitted. *See* Title 30.03.07(D)(6).

The Site is accessed from the south from Blue Diamond Road via a private road, Kens

Court (the vacation and abandon, in its entirety, of Kens Court from a public right-of-way to a private street is submitted separately and concurrently with this application). A second access point to the Site is from the north via La Costa Canyon cul de sac. The Applicant will reconstruct La Costa Canyon off-sites to provide a detached sidewalk and will also construct an 8 foot decorative wall to screen the loading areas from street adjacent to the Site (also part of the vacation and abandonment application submitted separately and concurrently with this application) including removal of the existing driveway at the northeast corner of the Site. The Applicant will remove the existing landscape and warehouse to allow for the expansion and as noted above will be constructing a new 8 foot decorative wall and will be in compliance with landscaping requirements. There will be a minimum 24-foot-wide fire truck lane around the entire Site to provide for ideal on-site circulation. On the north side of Building A, the Applicant will provide additional 34 diagonal truck and trailer parking spaces (labeled as Phase 2).

As mentioned above, there is an existing 323,240 SF office/warehousing distribution building (Building A) located predominately along the western edge of the Site near the Union Pacific Railroad. The Applicant proposes to expand Building A with the addition of three (3) interconnected additions or buildings as follows:

- **Addition B** – Addition B will be an additional 27,000 SF and will be located on the west side of Building A.
- **Addition C** – Addition C will be an additional 6,100 SF and will be located on the southwest side of Building A. Addition C will have 4 truck loading docks along the south elevation.
- **Addition D** – Addition D will be an additional 388,181 SF and will be located on the east side of Building A. The existing warehouse building located in this area will be demolished and replaced with Addition D. Addition D will have 30 truck loading docks along the north elevation. As required by Title 30.04.02(C)(i), the Site and, in particular, the north perimeter will have an 8-foot-tall decorative CMU wall and a 15-wide landscape buffer along La Costa Canyon Court to shield the truck loading from La Costa Canyon Court.

The Site will include a new parking lot (labeled as Phase 1) on the southern portion of the Site west of Kens Court private street. The new parking lot will consist of 251 parking spaces. The additional parking spaces will also provide 15 capable EV charging parking spaces and 9 installed EV parking spaces as required by Title 30 Development Standards. With the existing 86 parking spaces and the proposed 251 new parking spaces, the Site will provide 337 parking spaces where 300 parking spaces are required. Therefore, the Site will comply with Title 30 Development Parking requirements.

The building height will be 48-feet and 75-feet in height, respectively. The building will be highly articulated with enhanced finishes such as metal flashing, store front windows, and painted tilted concrete finishes. As required by Title 30.04.05(G)(2), the building massing and

articulation will be varied at a minimum every 50-feet as demonstrated by the varying roofline height and pop-outs and articulation in the building elevation which will reduce the monolithic appearance of the building.

The Site design meets the 7-point sustainability requirements as outlined below:

- Landscaping
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will provide cool roof design with appropriate slope ratio. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(a) – The buildings orientation will be within 30 degrees of true east-west direction. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(c)(2) – The buildings will utilize daylight strategies to reduce the use of artificial light. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(4)(ii)(c)(4) – The floor-to-ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(4)(ii)(c)(5) – The buildings will have low-emissivity glass on all south-and west-facing windows. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(4)(ii)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(4)(iii)(a) – Seventy percent (70%) of the roof area will be covered in solar or on-sites solar generates 100% of project’s energy or battery backup is provided. As such, this equals *2 points*.

WAIVER OF DEVELOPMENT STANDARDS

- **Increase Building Height (Title 30.0.18(b))**

Portions of the building height for the proposed expansion will be up to 75-feet in height. In an IP zone district, the allowed building height is up to 50-feet. As such, the Applicant is requesting a waiver to increase the building height. A waiver to allow a building height of up to 75-feet is appropriate for the following reasons:

- Large portions of the building will be 48-feet.

- The staggered height of the building allows for a varying roof line and avoids a monolithic appearance.
- There Site is adjacent to the other light industrial uses.
- The Site is below the Jones Boulevard overpass.
- The west portion of the Site is below the Blue Diamond Road grade approaching the Jones Boulevard intersection.
- The Site is adjacent to the Union Pacific Railroad.

- **Reduce Throat Depth (Standard Drawing 222.1)**

The Applicant is requesting to reduce the La Costa Canyon Court throat depth. The throat depth will be 30-feet where 150-feet is required. The reduced throat depth is appropriate for the following reasons: (1) the main entrance to the Site is from Blue Diamond Road and (2) the Site is at the end of the La Costa Canyon Court cul de sac.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd/amp

Enterprise TAB meeting with Public Works

Advanced Planning for Additional/Expanded East- West Arterials.

Enterprise is a rapidly expanding town.

- There is significant undeveloped land in Enterprise and possible expansion outside the disposal boundary.
- Enterprise includes approximately 15 sq miles outside the federal disposal boundary.
- There are significant connectivity barriers to road expansion.
- A plan is underway to add 15,000 affordable homes, most of which will be built in Enterprise.

Significant connectivity barriers:

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile.
- Interstate 15 limits east/west access.
- 4 Major Projects. 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from I-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.

Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built , including utilities' installation where needed.
 - Warn Springs Rd is a single lane in sections.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west conductivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Expand utilities in RNP area where needed.
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Expand utilities in RNP area where needed.
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop to arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop to arterial standards from Rainbow Blvd. to Hualapai Way.
 - Expand utilities in RNP area where needed.

Update rural road standards.

Enterprise TAB meeting with Public Works

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The current local street design standard also does not meet the needs of the RNP neighborhoods.
 - The local/collector street design eliminates activities associated with the RNP.
 - The RTC diagrams 244.10-60, 244.11-80 and 244.12-100 are not available for use in Enterprise.
- The roads in and adjacent to the RNP area should accomplish the following:
 - Provide a safe path for pedestrians, bicycles and horses.
 - Provide drainage to prevent flooding.
 - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
 - Provide other traffic mitigation to slow down cut-through traffic.
 - Use mini traffic circles at the intersections for local and collector streets.
 - Provide streetlights at intersections.
 - Provide utilities for water and sewer where they do not exist.