



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

January 28, 2026

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for January 14, 2026. (For possible action)
- IV. Approval of the Agenda for January 28, 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)
 - Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gillespie St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535.
 - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean-up. Saturday, February 14, 10AM -12PM, Nevada Trails Park 7075 W. Mardon Ave
- VI. Planning and Zoning
 1. **PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action) **02/17/26 PC**
 2. **ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:**
ZONE CHANGES to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action) **02/17/26 PC**
 3. **VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gillespie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Gillespie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action) **02/17/26 PC**
 4. **WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg /cv (For possible action) **02/17/26 PC**

5. **PA-25-700058-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **02/17/26 PC**
6. **ZC-25-0887-COUNTY OF CLARK(AVIATION):**
ZONE CHANGES for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **02/17/26 PC**
7. **VS-25-0886-COUNTY OF CLARK(AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action) **02/17/26 PC**
8. **WS-25-0888-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**
9. **TM-25-500216-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**
10. **UC-25-0875-REAL EQUITIES, LLC:**
USE PERMITS for the following: 1) avocational or vocational training facility; 2) instruction or tutoring facility; 3) emergency or urgent care; 4) equipment rental or sales and services; 5) parking lot; 6) office; 7) outdoor market; 8) financial services; 9) outdoor dining, drinking and cooking; 10) live entertainment; 11) banquet facility; 12) vehicle maintenance or repair; and 13) vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action) **02/17/26 PC**

VII. General Business

1. None

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

IX. Next Meeting Date: February 11, 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

January 14, 2026

MINUTES

Board Members	David Chestnut PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser PRESENT Chris Caluya EXCUSED
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.

Judith M. Rodriguez, 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.

- 2 residents expressed concerns about receiving notices so close to the meeting date.

III. Approval of Minutes for December 30, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 30, 2025.

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

IV. Approval of Agenda for January 14, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. PA-25-700053-MAI HUAN QUAN & ZHONG QING:
5. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:
6. VS-25-0852-MAI HUAN QUAN & ZHONG QING:
7. UC-25-0854-MAI HUAN QUAN & ZHONG QING:
8. TM-25-500206-MAI HUAN QUAN & ZHONG QING:

9. PA-25-700055-COUNTY OF CLARK (AVIATION):
10. ZC-25-0861-COUNTY OF CLARK (AVIATION):
11. VS-25-0862-COUNTY OF CLARK (AVIATION):
12. DR-25-0863-COUNTY OF CLARK(AVIATION):
13. TM-25-500208-COUNTY OF CLARK (AVIATION):

16. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W:
17. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W:
18. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W:

24. ZC-25-0844-PFC SEVEN, LLC:
25. ZC-25-0844-PFC SEVEN, LLC:
26. DR-25-0846-PFC SEVEN, LLC:

Item 15 will be heard first

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gilespe St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535
 - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning & Zoning

1. **TM-25-500204-LV FORT APACHE PEBBLE, LLC:**
TENTATIVE MAP consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and south of Pebble Road within Enterprise. JJ/rp/kh (For possible action) **01/20/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **VS-25-0832-LEE, NICHOLAS & CARLIE:**
VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **02/03/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-1) /NAY – Toulouse
3. **VS-25-0842-PICERNE BERMUDA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
4. **PA-25-700053-MAI HUAN QUAN & ZHONG QING:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/gc (For possible action) **02/03/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
5. **ZC-25-0853-MAI HUAN QUAN & ZHONG QING:**
ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise (description on file). MN/gc (For possible action) **02/03/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
6. **VS-25-0852-MAI HUAN QUAN & ZHONG QING:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; and a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **UC-25-0854-MAI HUAN QUAN & ZHONG QING:**

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **TM-25-500206-MAI HUAN QUAN & ZHONG QING:**

TENTATIVE MAP consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **DENY**

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

9. **PA-25-700055-COUNTY OF CLARK (AVIATION):**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **ZC-25-0861-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

11. **VS-25-0862-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **DR-25-0863-COUNTY OF CLARK(AVIATION):**
DESIGN REVIEW for a proposed single-family residential subdivision on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions

- Install a crash gate on the west end of B street.
- Install two additional architectural features on building elevations facing a public road

Per staff conditions

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

13. **TM-25-500208-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition

- Install a crash gate on the west end of B street.

Per staff conditions

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

14. **DR-25-0849-LHMH, LLC:**
DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

15. **ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):**
DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

16. **VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

17. **UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:**

USE PERMITS for the following: 1) proposed stables, and 2) increase large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **WITHDRAWN** Use Permit #1 by the applicant

APPROVE: Use Permit #2 limited to 5 large animals

Per staff conditions

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

18. **UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:**

USE PERMITS for the following: 1) stable; 2) increase large livestock; and 3) increase accessory living quarters square footage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.

DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action:

APPROVE: Use Permit #1;

WITHDRAWN: Use Permits #s 2 and 3 by the applicant;

APPROVE: Waivers Of Development Standards #s 1, 2, 3, 4a, 4b, and 5;

DENY: Waivers Of Development Standards #s 6 and 7;

DENY: Design Review.

ADD Public Works Development Review condition:

- Pebble Road and Arville Street to be developed to non-urban road standards

Per staff if approved conditions

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

19. **UC-25-0870-GAUGHAN SOUTH, LLC:**

USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/r/r/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

20. **WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:**
WAIVER OF CONDITIONS of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning condition:

- 5 years to review to evaluate the continued use of the temporary parking lot and outdoor storage.

Per staff if approved conditions

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

21. **WC-25-400140 (N2C-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:**
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

22. **WS-25-0866-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

23. **WS-25-0867-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

24. **ZC-25-0844-PFC SEVEN, LLC:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action) **02/04/26 BCC**

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

25. **VS-25-0845-PFC SEVEN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action) **02/04/26 BCC**

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

26. **DR-25-0846-PFC SEVEN, LLC:**
DESIGN REVIEW for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning condition
• All buildings incorporate earth tone colors in their design.
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Approve the DRAFT 2026 calendar (for possible action)
Motion by David Chestnut
Action: **APPROVE**: Enterprise TAB Calendar for 2026
January 14 and 28
February 11 and 25
March 11
April 1, 15 and 29
May 13 and 27
June 10
July 1, 15 and 29
August 12 and 26
September 9 and 30
October 14
~~October 28~~ Meeting canceled due to early voting – Please forward items to November 10
November 10 (this will be a Tuesday meeting due to Veteran's Day)
November 24 (this will be a Tuesday meeting due to Thanksgiving week)
December 9 and 30
Motion **PASSED** (4-0) /Unanimous

VIII. Public Comment:

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- None

IX. Next Meeting Date

The next regular meeting will be January 28, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 9:43 p.m.
Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk
(For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site has a Master Plan category of Ranch Estate Neighborhood (up to 2.0 du/ac). The applicant is proposing a retail center on the property. With that, the applicant proposes a Master Plan Amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC).

The applicant states that the site was part of the 5 year update to the Enterprise Land Use Plan that was cancelled in July of 2020 due to concerns that the Planning Commission and Board of County Commissioner hearings could not be well attended due to the Covid-19 limitations. The request (LUP-20-700140) was similar in that the applicant requested the Land Use designation to be changed to Commercial Neighborhood (CN). That request was recommended for approval by the Enterprise Town Advisory Board at their March 4 and March 5, 2020 meetings on the Enterprise Land Use Plan update. Furthermore, there are several policies in the Master Plan that state neighborhoods should have access to neighborhood-serving uses that can be reasonably accessed by residents on foot, by bike, or within a short drive. There are many established

neighborhoods in the area at varying densities, the Master Plan acknowledged the need for neighborhood-serving uses Policy 1.3.3 which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay in this area Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0883	A zone change from RS20 to CG is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-25-0885	Waiver of development standards and design review for retail development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Neighborhood Commercial (NC) to be too intense for, and not compatible with, the areas on the west side of Bermuda Road. The site is adjacent to an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the west and south and there are currently no commercial zoned or planned uses on the west side of Bermuda Road between Cactus Avenue and Chartan Avenue. The request to Neighborhood Commercial (NC) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

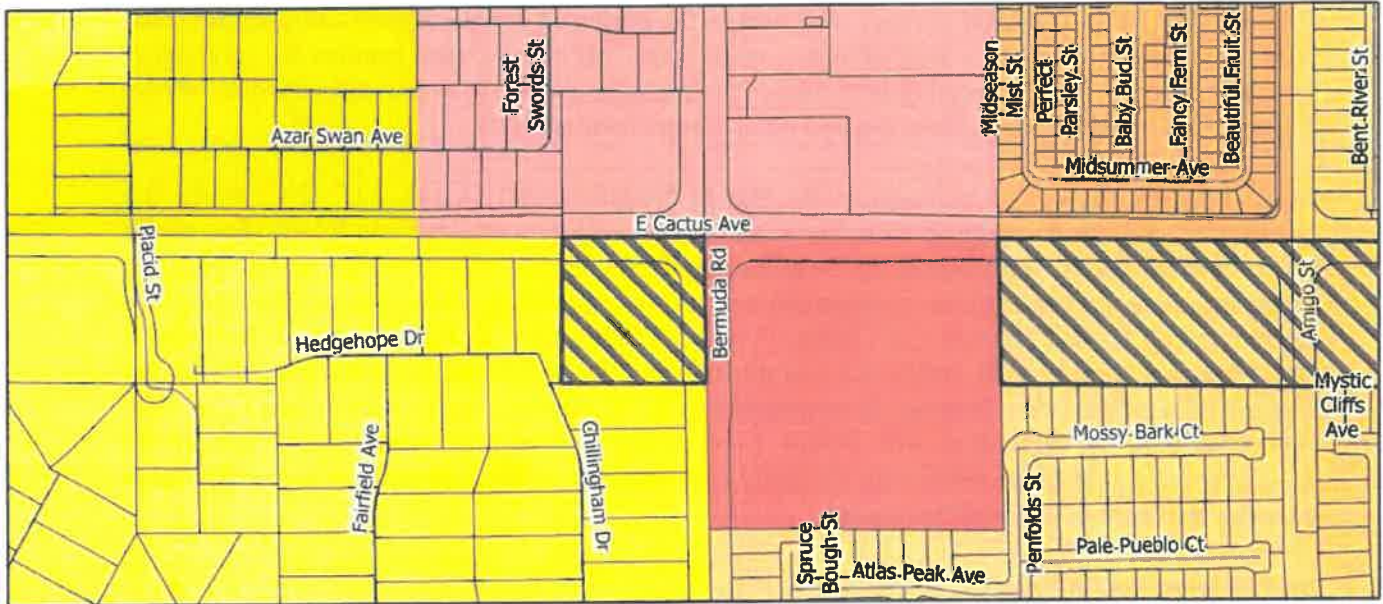
PROTEST:

APPLICANT: FARUS FARMANALI

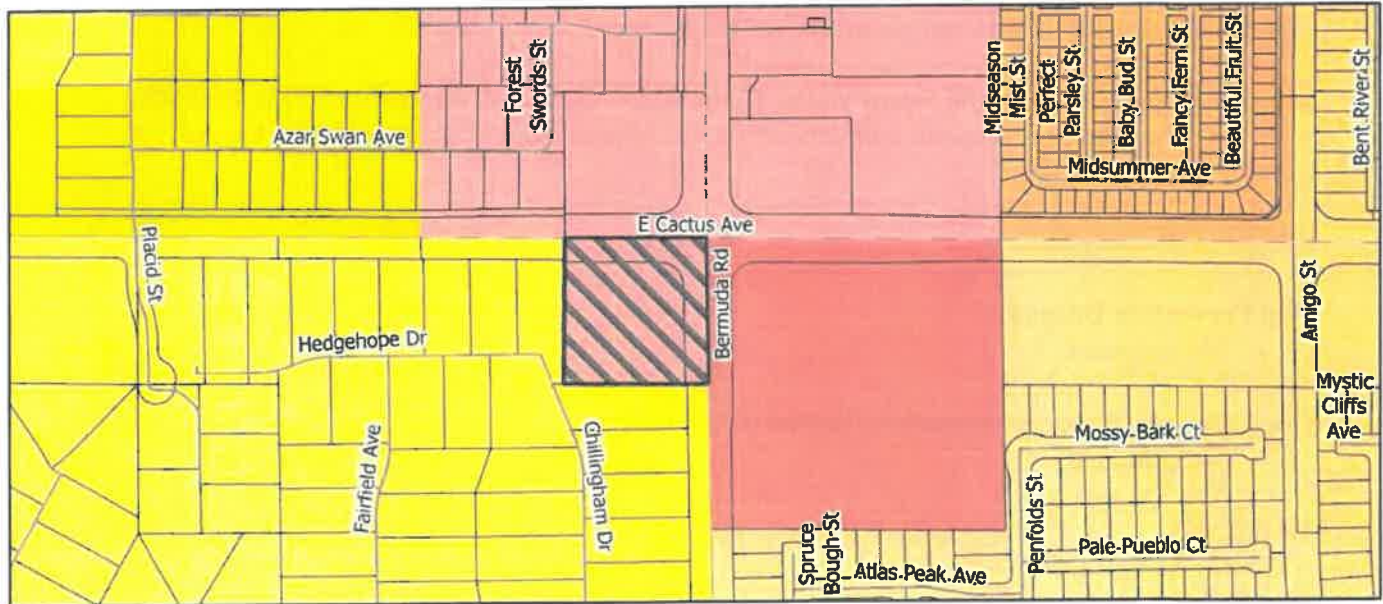
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

Planned Land Use Amendment PA-25-700057

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700057; ZC-25-0883; VS-25-0884 & WS-25-0885

1A

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 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.
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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.
- 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.

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Silverado Ranch Community Center
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Jami Reid
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Winchester Community Center
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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

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 1/7/25

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 # 25-100602

ASSESSOR PARCEL #(s): 177-33-501-005

PROPERTY ADDRESS/ CROSS STREETS: Cactus / Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment from Ranch Estates Neighborhood (RN) to Neighborhood Commercial (NC)

PROPERTY OWNER INFORMATION

NAME: Cactus Bermuda Investments, LLC

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

STATE: TX ZIP CODE: 75035

TELEPHONE: CELL 702.373.2993

APPLICANT INFORMATION (information must match online application)

NAME: Farus Farmanali

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

STATE: TX ZIP CODE: 75035

TELEPHONE: CELL 702.373.2993 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Prensirut / Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89101

TELEPHONE: 702.598.1410 CELL 702.994.0490 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.

Farus Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

7/15/2025
Date

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

July 16, 2025

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

RE: Justification letter – Master Plan Amendment
APN: 177-33-501-005 – Cactus and Bermuda

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 1.69 acres and is located on the southwest corner of the intersection at Cactus Avenue and Bermuda Road.

The property abuts to the south and west a single-family subdivision. The other three corners of this intersection are zoned General Commercial and are planned Neighborhood Commercial (parcels on the north side of Cactus) and Corridor Mixed-Use (parcel on the southeast corner of the intersection).

This site was part of the 5-year update to the Enterprise Land Use Plan that was cancelled in July of 2020 due to concerns that the Planning Commission and Board of County Commissioner hearings could not be well attended due to the Covid-19 limitations. The request (LUP-20-700140) was similar in that the Applicant requested the Land Use designation to be changed to Commercial Neighborhood (CN). That request was recommended for approval by staff and by the Enterprise Town Advisor Board at their March 4 and 5, 2020 meetings on the Enterprise Land Use Plan update.

Master Plan Amendment

This request is for a change to the Master Plan from Ranch Estates Neighborhood (RN) to Neighborhood Commercial (NC).

The Clark County Master Plan states that neighborhoods should have access to neighborhood-serving uses that can be reasonably accessed by residents on foot, by bike, or within a short drive or transit ride.

Although there are many established neighborhoods in the area at varying densities, the Master Plan acknowledged the need for neighborhood-serving uses in Policy 1.3.3: NEIGHBORHOOD SERVICES Encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike.

This site has access to existing infrastructure as noted in Policy EN-6.6: COST-EFFECTIVE GROWTH Encourage development in areas already served by the County and service providers to the maximum extent feasible.

At the required neighborhood meeting, the attendees did not object to the Master Plan change but were more interested in design and compatible uses.

Thank you for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,



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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:

ZONE CHANGES to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) zone to a CG (Commercial General) zone. There is a related land use request for a retail center. The property abuts to the south and west a single-family subdivision. The other 3 corners of this intersection are zoned Commercial General and are planned for Corridor Mixed-Use and Neighborhood Commercial uses. According to the applicant, the request would provide opportunities for local service and retail uses like the other corners of this intersection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay in this area Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700057	A plan amendment from Ranch Estate Neighborhood (REN) to Neighborhood Commercial (NC) is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-25-0885	Waiver of development standards and design review for retail development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds this request for CG zoning is too intense for, and not compatible with, the areas on the west side of Bermuda Road. The CG zone allows for a mix of retail, restaurants, and service commercial uses. The site is also adjacent to an existing Ranch Estate Neighborhood (RNP) to the west and south and there are currently no commercial properties on the west side of Bermuda Road, between Cactus Avenue and Chartan Avenue. This project would extend higher intensity uses next to an established RNP neighborhood. Therefore, for these reasons, staff finds the request for CG zoning not appropriate for this location.

Staff Recommendation

Denial. If approved, this item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- 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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700057; ZC-25-0883; VS-25-0884 & WS-25-0885

2A

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

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

Date: 1/28/2026

Location: Refer to listing on other side

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

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

PLANNING COMMISSION (PC)

Date: 2/17/2026 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: 3/18/2026 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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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
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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 1/7/25

Department of Comprehensive Planning

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100802

ASSESSOR PARCEL #(s): 177-33-501-005

PROPERTY ADDRESS/ CROSS STREETS: Cactus / Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from Residential Single-Family 20 (RS-20) to Commercial General (CG)

PROPERTY OWNER INFORMATION

NAME: Cactus Bermuda Investments, LLC

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: _____

CELL 702.373.2993

STATE: TX

ZIP CODE: 75035

APPLICANT INFORMATION (information must match online application)

NAME: Farus Farmanali

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: _____

STATE: TX

ZIP CODE: 75035

CELL 702.373.2993

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrut / Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

TELEPHONE: 702.598.1410

STATE: NV

ZIP CODE: 89101

CELL 702.994.0490

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.

Property Owner (Signature)*

Property Owner (Print)

Date

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

November 21, 2025

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

RE: Justification letter – Zone Change
APN: 177-33-501-005 – Cactus and Bermuda

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 1.69 acres and is located on the southwest corner of the intersection at Cactus Avenue and Bermuda Road.

The property abuts to the south and west a single-family subdivision. The other three corners of this intersection are zoned General Commercial and are planned Neighborhood Commercial (parcels on the north side of Cactus) and Corridor Mixed-Use (parcel on the southeast corner of the intersection).

This site was part of the 5-year update to the Enterprise Land Use Plan that was cancelled in July of 2020 due to concerns that the Planning Commission and Board of County Commissioner hearings could not be well attended due to the Covid-19 limitations. The request (LUP-20-700140) was similar in that the Applicant requested the Land Use designation to be changed to Commercial Neighborhood (CN). That request was recommended for approval by staff and by the Enterprise Town Advisor Board at their March 4 and 5, 2020 meetings on the Enterprise Land Use Plan update.

Zone Change

This request is for a zone change from Residential Single-Family (RS-20) and Neighborhood Protection Overlay (NPO) to General Commercial (GC). This request is consistent with the other corners of this intersection which are all zoned General Commercial. The accompanying design review for this site depicts a commercial complex that would provide opportunities for local service and retail uses.

At the required neighborhood meeting, the attendees did not object to the zone change for this site but were more interested in design and compatible uses.

Thank you for your time and consideration of this application.

Sincerely,


Nancy Amundsen

Brown, Brown, and Premsrirut

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gillespie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Gillespie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The applicant requests the vacation and abandonment of existing patent easements within the subject property, as well as portions of rights-of-way along Cactus Avenue and Bermuda Road. These areas are no longer needed for their original purpose and will be utilized to accommodate street landscaping and improvements associated with the proposed retail development, including detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-1) Zone for APN 177-33-501-005	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700057	A plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0883	A zone change from RS20 to CG is a companion item on this agenda.
WS-25-0885	Waiver of development standards and design review for retail development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Recommendation:

Staff Recommendation

Approval. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

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

- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** FARUS FARMANALI**CONTACT:** NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700057; ZC-25-0883; VS-25-0884 & WS-25-0885

3A

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 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 Gilesple Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 1/7/25

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 # 25-100802

ASSESSOR PARCEL #(s): 177-33-501-005

PROPERTY ADDRESS/ CROSS STREETS: Cactus / Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of right-of-way to accommodate detached sidewalks for a commercial development.

PROPERTY OWNER INFORMATION

NAME: Cactus Bermuda Investments, LLC

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: CELL 702.373.2993

STATE: TX ZIP CODE: 75035

APPLICANT INFORMATION (information must match online application)

NAME: Farus Farmanali

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: CELL 702.373.2993

STATE: TX ZIP CODE: 75035

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrut / Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

TELEPHONE: 702.598.1410

STATE: NV ZIP CODE: 89101

CELL 702.994.0490 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.

Farus Farmanali
Property Owner (Signature)*

FARUS FARMANALI
Property Owner (Print)

7/15/2025
Date



September 11, 2025

Clark County
Map Team
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Cactus and Bermuda, Zenith Project No. 251026
Right-of-Way and Patent Easement Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Cactus (786) Bermuda Investments, LLC to assist in filing a vacation application to vacate exiting Right-of-Way and an existing Patent Easement with property located on the southwest corner of Cactus Avenue and Bermuda Road (Assessor's Parcel Number 177-33-501-005). As part of this project, we are proposing detached sidewalks on Cactus Avenue and Bermuda Road. It is necessary to vacate right-of-way along each of these streets in order to install detached sidewalks. It is also necessary to vacate the portions of the Patent Easement that are outside of the right-of-way dedication in order to develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Garrad', written over a horizontal line.

Julie Garrad, PE
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/cg /cv (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the landscape buffer width to 13 feet along the west property line where 15 feet is required per Section 30.04.02C (a 13% reduction).
b. Reduce the landscape buffer width to 13 feet along the south property line where 15 feet is required per Section 30.04.02C (a 13% reduction).
2. Allow a roll-up door to face a residential district where not permitted per Section 30.04.06N.
3. a. Reduce driveway throat depth along Cactus Avenue to 20 feet where 75 feet is the minimum required per Uniform Standard Drawing 222.1 (a 67% reduction).
b. Reduce the intersection departure distance along Bermuda Road to 173 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 9% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 21 (Building A)/26 (Buildings B and C)
- Square Feet: 7,381 (Building A)/5,825 (Building B)/3,900 (Building C)
- Parking Required/Provided: 49/50

- Sustainability Required/Provided: 7/7

Site Plan

The proposed retail center is located at the southwest corner of Bermuda Road and Cactus Avenue on a 1.69 acre parcel. The development consists of 3 single story retail buildings, Buildings A, B, and C, totaling 17,106 square feet.

Building A is located in the west central portion of the site. It is set back 79 feet, 9 inches from Cactus Avenue and 43 feet, 2 inches from the west property line. Building B is positioned at the northeast corner of the site and is set back 14 feet, 6 inches from Bermuda Road and 14 feet, 10 inches from Cactus Avenue. Building C is located along the east property line, south of Building B, and is set back 15 feet, 3 inches from Bermuda Road and 82 feet, 10 inches from the south property line. All setbacks comply with the applicable requirements of Title 30.

Parking is generally located within the interior of the site buildings, providing 50 spaces where 49 spaces are required. Bicycle parking also complies with Title 30, with eight bicycle parking spaces provided where five are required based on a total building area of 17,106 square feet. A loading zone is located on-site adjacent to Building A. Two trash enclosures are provided, one next to Building A and the other south of Building C. Existing 6 foot high CMU walls are located along both the west and south property lines. In accordance with the buffering and screening requirements of Title 30, an 8 foot high decorative CMU wall is proposed along these same boundaries to provide the appropriate screening to the neighboring residential properties.

Pedestrian connectivity is provided throughout the site via internal walkways that link all three buildings and connect them to sidewalks along Bermuda Road and Cactus Avenue. On-site pedestrian walkways and crosswalks feature enhanced paving treatments to define pedestrian routes. The internal walkways utilize a change in paving material and pattern to distinguish pedestrian areas from vehicular circulation. Site access is provided via 2 driveways, one on Bermuda Road and one on Cactus Avenue.

Landscaping

Street landscaping along Bermuda Road and Cactus Avenue includes two, 5 foot landscape strips on both sides of the detached sidewalk, with 1 large tree for every 30 feet of street frontage, except in sight visibility zones where only shrubs are proposed. Parking area landscaping is provided on the site in accordance with Title 30 requirements. Waivers are being requested to allow for the reduction of the landscape buffer widths along the west and south property lines to 13 feet wide where 15 feet is required. The buffer contains double row of evergreen trees spaced at 1 tree per 20 feet in each row to screen adjacent residential uses, and an 8-foot-high CMU wall is included for screening.

Elevations

The elevations depict all the 3 buildings as single-story. Building A is up to 21 feet tall and features smooth-face CMU in multiple colors including: dark gray, medium gray, orange, white, and red, and combined with stucco finishes and painted steel columns. Buildings B and C are up to 26 feet tall, use stucco with painted finishes accented by stucco cornices and metal awnings that complement aluminum storefront glazing systems. All buildings include glazing for

transparency and pedestrian-scale interest, hollow metal doors for secondary entries. An overhead door on the south elevation of Building A, orienting towards the existing residential subdivision to the south, is subject of the waiver request.

Floor Plans

The floor plans depict 3 single-story buildings. Building A contains approximately 7,381 square feet, Building B contains approximately 5,825 square feet, and Building C contains approximately 3,900 square feet. The interior of each building consists of open space and is subject to future tenant improvements for retail uses.

Applicant's Justification

The applicant is proposing a retail center at the southwest corner of Cactus Avenue and Bermuda Road. A landscape buffer and an 8 foot decorative wall are planned along the west and south sides to reduce impacts on adjacent residences. The reduction is necessary because the required 8 foot high CMU wall occupies a portion of the landscape buffer area, limiting the available width or landscaping along these boundaries. The applicant is requesting a design review to allow 2 building entrances to face away from the street because the surrounding area has limited sidewalks, though a pedestrian walkway will still be provided. The applicant is requesting waivers to reduce throat depth and departure distance at the main entrance, allow a roll-up door facing a residential area with screening provided by landscaping and a wall, and slightly reduce the landscape buffer to fit the decorative wall. The applicant believes the project will be a safe and attractive addition to the area, and residents at the neighborhood meeting did not oppose the design.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) Zone for APN 177-33-501-005	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700057	A plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0883	A zone change from RS20 to CG is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of 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 applicant proposes to reduce the required 15 foot landscape buffer along the west and south property lines to 13 feet to accommodate an 8 foot high decorative wall. While this reduction is minor, the overall landscape area still meets tree and shrub requirements, and the proposed wall provides additional screening for adjacent residential properties. The enhanced buffer and wall mitigate potential visual and noise impacts, ensuring compatibility with surrounding uses.

Staff finds the proposed reductions acceptable from a design standpoint because the 8 foot high decorative wall and enhanced landscaping provide adequate screening. However, approval of this request is contingent upon approval of the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #2

The applicant requests to allow a roll-up door on the south side of Building A to face a residential district. The door is small and will be used for loading purposes. The impact is minimized by the proposed 8 foot high wall and dense landscaping along the south property line, which provide effective screening and reduce visibility from adjacent homes.

While the waiver itself would not adversely affect adjacent properties, approval of this request is dependent on the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support this waiver 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 retail center at the southwest corner of Bermuda Road and Cactus Avenue has been reviewed for compatibility, architectural design, and site circulation. The project includes three single-story buildings with contemporary design features such as smooth-face CMU, stucco finishes, metal awnings, and aluminum storefront glazing, creating a visually appealing and pedestrian-friendly environment. Landscaping along street frontages and internal walkways enhances the aesthetic quality and provides buffering for adjacent residential properties, supported by an 8 foot CMU wall. Parking and pedestrian connectivity meet Title 30 requirements, and site access via Bermuda Road and Cactus Avenue is designed to maintain safe circulation without negatively impacting adjacent roadways. The tenant entrances for all three buildings are oriented internally toward the site rather than toward Bermuda Road or Cactus Avenue. Section 30.04.05G includes standards related to the orientation and design of customer entrances; however, staff is not concerned with the design since pedestrian walkways connect the internal entrances directly to the public sidewalks along Bermuda Road and Cactus Avenue, ensuring safe and convenient access for customers from the street.

That being said, several waivers of development standards are requested in conjunction with this project, and approval of the design review is contingent upon approval of the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support the design review request.

Public Works - Development Review
Waiver of Development Standards #3a

Staff has no objection to the reduced throat depth for the driveway on Cactus Avenue. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer by removing parking spaces near the driveway.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the departure distance for the Bermuda Drive commercial driveway. The applicant placed the driveway as far south as the site will allow.

Staff Recommendation

Approval of waiver of development standards #3; denial of waiver of development standards #1, #2, and the design review. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required for dedication of any necessary right-of-way and easements for the Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FARUS FARMANALI

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700057; ZC-25-0883; VS-25-0884 & WS-25-0885

4A

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 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.
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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

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
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Silverado Ranch Community Center
9855 Gilesple Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
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Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
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MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Tracy Chaney, Secretary
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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

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SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 1/7/25

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 # 25-100802

ASSESSOR PARCEL #(s): 177-33-501-005

PROPERTY ADDRESS/ CROSS STREETS: Cactus / Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waivers of development standards, as needed, for a commercial complex on 1.69 acres.

PROPERTY OWNER INFORMATION

NAME: Cactus Bermuda Investments, LLC

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: _____

CELL 702.373.2993

STATE: TX

ZIP CODE: 75035

APPLICANT INFORMATION (information must match online application)

NAME: Farus Farmanali

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

TELEPHONE: _____

STATE: TX

ZIP CODE: 75035

CELL 702.373.2993

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premisrnt / Nancy Amundsen

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

TELEPHONE: 702.598.1410

STATE: NV

ZIP CODE: 89101

CELL 702.994.0490

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.

Farus Farmanali
Property Owner (Signature)

FARUS FARMANALI
Property Owner (Print)

7/15/2025
Date

LAW OFFICE

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

December 22, 2025

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

RE: Justification letter – Commercial Development
APN: 177-33-501-005 – Cactus and Bermuda

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel consists of 1.69 acres and is located on the southwest corner of the intersection at Cactus Avenue and Bermuda Road and is currently undeveloped.

Design Reviews

Applicant proposes to construct a commercial retail center with three one-story buildings. Building A is proposed as a 7,381 square foot AutoZone building, building B is proposed as a 5,825 square foot building with multiple users/flex space, and building C is proposed to be 3,900 square feet.

The structures are generally muted desert tones with awnings at the entrances which provide shade to the windows and doors. The landscaping includes a variety of vegetation that not only enhances the design but meets the SNWA requirements for low water use. In addition, the landscaping is designed to complement the landscaping that exists along both the Cactus Avenue and Bermuda Road frontages that was installed with the adjacent residential community. The intense landscape buffer along the west and south property lines provides an appropriate buffer to the adjacent residences.

Applicant is requesting a design review to allow the entrances for Buildings B and C to not face streets per 30.04.05(G)(3). Although the site provides detached sidewalks, the residential properties to the west and the south have no sidewalks. Therefore, this site does not lend itself to pedestrian entrances to the buildings adjacent to Bermuda. However, there is a pedestrian walkway from the sidewalk for the occasional foot traffic.

Waivers of Development Standards

- Reduce throat depth on the Cactus Avenue entrance to 20’-6” and 30’ where 75 feet is required for a site with 51 to 100 parking spaces per Uniform Standard Drawing 222.1.
- Reduce departure distance to 173’-4” where 190’ is required per Uniform Standard Drawing 222.1.
- Allow a roll-up door to face a residential district and not be screened by another building per 30.04.06(N)(1). There is a small roll-up door on the south side of Building A which will have little or

no impact on the residence to the south as there is intense landscaping as well as a proposed 8' wall.

- Reduce the landscape buffer to 13'-8' and 14' where 15 feet is required. The reduction is necessary to provide space for a redundant 8-foot decorative wall although the landscape area measures more than 15-feet from the property line and meets the requirements for trees and shrubs. At the neighborhood meeting, the neighbor to the south mentioned that they would like a shared 8-foot wall. Applicant will work with the adjacent property owners to determine if a shared wall (replace the existing 6-foot with an 8-foot wall) is desired and feasible. If that occurs, the reduction will not be necessary. However, the request is necessary at this time.

Applicant has designed the site to create an aesthetically pleasing project that provides a nice neighborhood commercial center. Entrances are moved as far as possible from the intersection of Cactus and Bermuda which allows for a safer entrance and exit. At the neighborhood meeting, area residents were not opposed to the layout or design and had some suggestions for uses that are needed in the area. The site was designed in a way to provide the required buffering and walls that mitigate any impacts on adjacent residential properties which are in the Neighborhood Protection Overlay.

We look forward to your review.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen

Brown, Brown, and Premsrirut

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700058-COUNTY OF CLARK(AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc
(For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for the Mid-Intensity Suburban Neighborhood (MN) land use category supports Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations, and Policy 1.4.4 which encourages infill development and redevelopment in established neighborhoods.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-1 Overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-25-0888	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500216	A tentative map for a 57 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff cannot support the request for Mid-Intensity Suburban Neighborhood (MN) for the site. The site is within the Neighborhood Protection (RNP) Overlay and is adjacent to properties to the west and south that are planned for Ranch Estate Neighborhood (RN) uses and zoned RS20 (NPO-RNP). Therefore, the request is not compatible nor in harmony with the surrounding area. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

If approved:

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

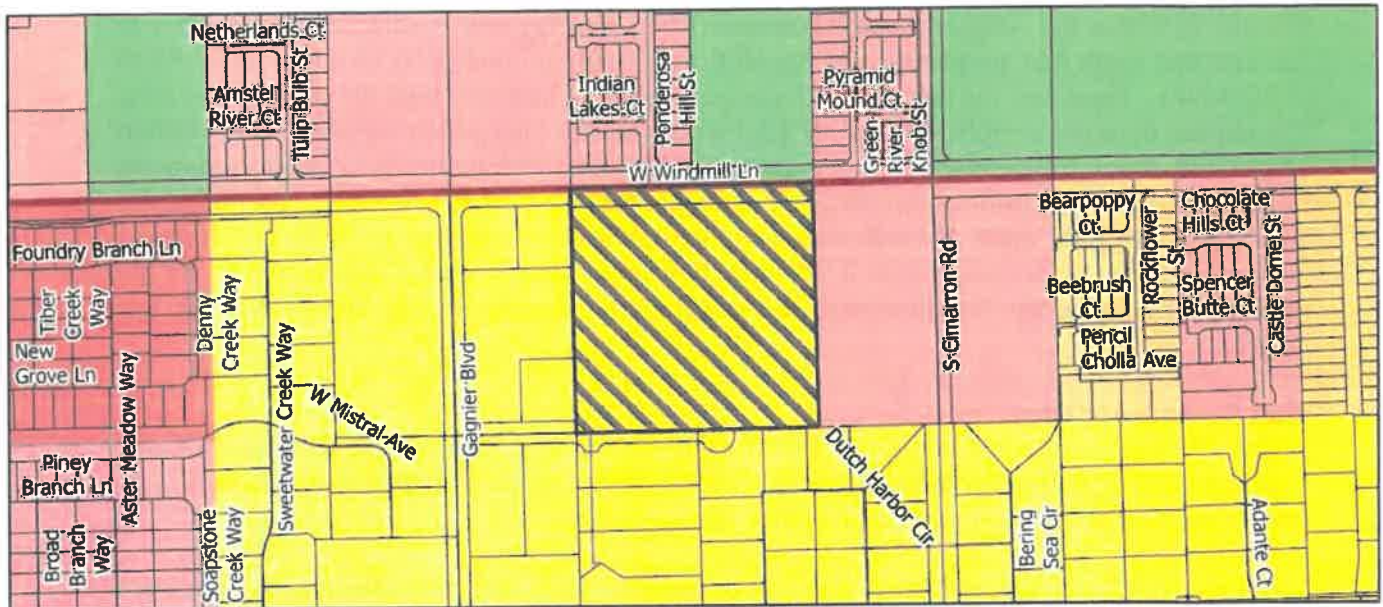
PROTEST:

APPLICANT: LENNAR

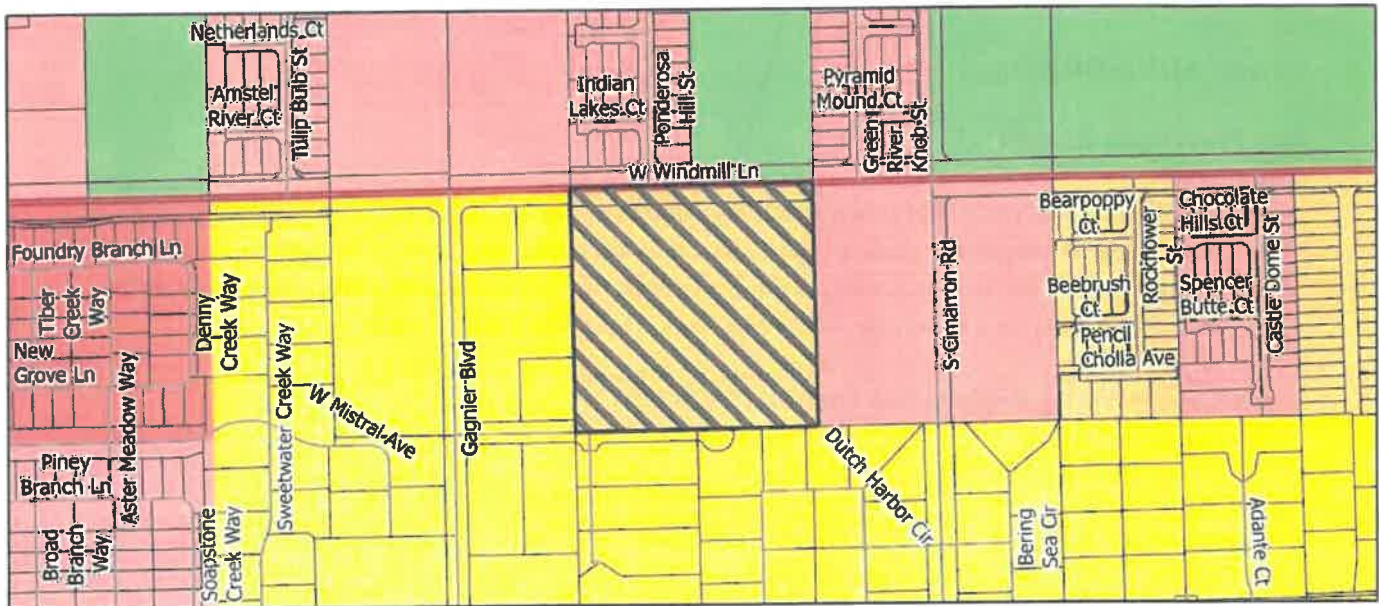
**CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

Planned Land Use Amendment PA-25-700058

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700058

5A

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Location: Refer to listing on other side

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Date: 2/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 6



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101397

ASSESSOR PARCEL #(s): 176-16-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-Family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV

ZIP CODE: 89111

TELEPHONE: 702-261-5104

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.

Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM

Property Owner (Print)

Date

11/13/2025

November 4, 2025



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.: Windmill and Cimarron
Land Use Justification Letter
in support of a Master Plan Amendment
APN: 176-16-101-007**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Master Plan Amendment application for the subject property. The applicant will also be applying for a Re-Zone, Waiver of Standards, Design Review, Tentative Map and Vacation as companion items. Windmill and Cimarron will consist of fifty-seven (57) single-family detached residential lots and five (5) common lots encompassing the entire 9.39 acre site for a density of 6.07 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 9.39 acres (after 5-foot vacation of ROW in Windmill Lane) and is generally located 330 feet west of the intersection of Windmill Lane and Cimarron Road. The project site is located in a portion of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-101-007.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Ranch Estate Neighborhood (RN). The project site is bounded to the North across the existing 100-foot wide Windmill Lane right-of-way an existing residential development zoned as Residential Single-Family 3.3 (RS3.3) with a land use designation of Neighborhood Commercial (NC) as well as an undeveloped parcel zoned as Public Facility (PF) with a land use designation of Public Use (PU). The project site is bounded to the West and South by existing homes zoned as RS20 with a land use designation of RN. The project site is boundary to the East by an undeveloped parcel zoned as Commercial General (CG) with a land use designation of NC.

Master Plan Amendment

The applicant is respectfully requesting a Master Plan Amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) for the subject parcel in support of the proposed residential development. Please note a separate Re-Zone will be processed concurrently to change the existing zoning designation from RS20 to RS3.3 to allow for development of the currently proposed single family residential community.

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Goal 1.1 Policy 1.1.1: Mix of Housing Types: *Encourage the provision of diverse housing types at varied densities and in numerous locations.*

Said policy specifically encourages development of townhomes as a fulfillment of this policy. The proposed single-family development will offer homes with a livable square footage from 2,055 square feet to 2,405 square feet for first time buyers. Larger single-story homes with a livable square footage ranging from 3,173 square feet to 3565 square feet will be offered for large lots (10,000 square feet minimum) along the western and southern boundary of the community adjacent to existing rural preserve homes.

Goal 1.4 Policy 1.4.4: Infill and Redevelopment: *Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scan and intensity of the surrounding area.*

Development of the proposed community will help reduce the number of infill parcels within this neighborhood.

Enterprise Goal EN-2 Policy EN-2.1: Public Facilities Needs Assessment: *Require new development to contribute proportionally towards the provision of necessary public infrastructure in accordance with the PFNA.*

The current Re-zone request will most likely be assessed a PFNA fee.

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 stylized flourish at the end.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0887-COUNTY OF CLARK(AVIATION):

ZONE CHANGES for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning is compatible with the area since there is an existing RS3.3 zoned single-family residential subdivision to the north across Windmill Lane. Additionally, a CG zoned parcel is located to the east adjacent to this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & undeveloped

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-25-0888	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500216	A tentative map for a 57 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS3.3 zoning for the site. The site is adjacent to properties to the west and south that are planned for Ranch Estate Neighborhood (RN) uses and zoned RS20 (NPO-RNP). Therefore, the request is not compatible nor in harmony with the surrounding area. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for RS3.3 zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

**CONTACT: RUSTY SCHAEFFER, 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

APPLICATION NUMBER(s): ZC-25-0887

6A

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
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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

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14 Cottonwood Dr., Blue Diamond

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650 W. Quartz Avenue, Sandy Valley

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/20/25

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 # 25-101397

ASSESSOR PARCEL #(s): 178-18-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-Family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV

ZIP CODE: 89111

TELEPHONE: 702-261-5104

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.


Property Owner (Signature)*

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

11/13/2025
Date

December 16, 2025



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.: Windmill and Cimarron
Land Use Justification Letter
in support of a Re-zone
APN: 176-16-101-007**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Re-zone application for the subject property. The applicant will also be applying for a Master Plan Amendment, Waiver of Standards, Design Review, Tentative Map and Vacation as companion items. Windmill and Cimarron will consist of fifty-seven (57) single-family detached residential lots and five (5) common lots encompassing the entire 9.39 acre site for a density of 6.07 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 9.39 acres (after 5-foot vacation of ROW in Windmill Lane) and is generally located 330 feet west of the intersection of Windmill Lane and Cimarron Road. The project site is located in a portion of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-101-007.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Ranch Estate Neighborhood (RN). The project site is bounded to the North across the existing 100-foot wide Windmill Lane right-of-way an existing residential development zoned as Residential Single-Family 3.3 (RS3.3) with a land use designation of Neighborhood Commercial (NC) as well as an undeveloped parcel zoned as Public Facility (PF) with a land use designation of Public Use (PU). The project site is bounded to the West and South by existing homes zoned as RS20 with a land use designation of RN. The project site is boundary to the East by an undeveloped parcel zoned as Commercial General (CG) with a land use designation of NC.

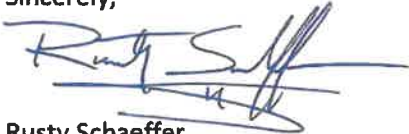
Zone Change

The applicant is respectfully requesting a zone change from RS20 to RS3.3 and to remove the RNP overlay for the subject parcels in support of the proposed residential development. The proposed RS3.3 zoning classification appears more compatible within the current zoning within proximity of the site including the existing projects zoned as RS3.3 to the north of the project site, as well at the parcel to east zoned as CG. Please note a separate Master Plan Amendment will be processed concurrently to change the existing land use of Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) in support of said proposed zone change. The applicant requests the removal of the RNP overlay in addition to the requested Zone Change and Master Plan Amendment.

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 stylized flourish underneath.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0886-COUNTY OF CLARK(AVIATION):

VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of the Windmill Lane right-of-way. This vacation is being proposed to accommodate the installation of detached sidewalks in conjunction with a proposed single-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	A zone change to reclassify the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & agricultural uses

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

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0888	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500216	A tentative map for a 57 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 right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: RUSTY SCHAEFFER, 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

APPLICATION NUMBER(s): VS-25-0886

7A

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

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

Date: 1/28/2026

Location: Refer to listing on other side

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

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

PLANNING COMMISSION (PC)

Date: 2/17/2026 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: 3/18/2026 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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Bunkerville TAB Room
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MOUNTAIN SPRINGS

Electra Smith, Secretary
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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
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Mt. Charleston Library
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PARADISE

Maureen Helm, Secretary
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Paradise Park Community Center
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(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101397

ASSESSOR PARCEL #(s): 176-16-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-Family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV ZIP CODE: 89111

TELEPHONE: 702-261-5104

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.

Property Owner (Signature)*

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

Date

11/13/2025

November 4, 2025



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.: Windmill and Cimarron
Vacation and Abandonment Justification Letter
APN: 176-16-101-007**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Vacation & Abandonment application. Lennar is proposing to develop a single-family detached residential subdivision on 9.39 acres (after 5-foot vacation of ROW on Windmill Lane) located 330 west of the intersection of Windmill Lane and Cimarron Road.

The application is requesting abandonment of 5 feet of right-of-way in Windmill Lane (see attached Vacation Site Map).

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 drawn underneath it.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0888-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the width of residential driveways to 37 feet where 28 feet is the maximum width permitted per Uniform Standard Drawing 222 (a 32% increase).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Project Type: Single-family residential development
- Number of Lots: 57
- Density (du/ac): 6.07
- Minimum/Maximum Lot Size (square feet): 3,325/13,986
- Number of Stories: 2 (Lots 1-10 & 22-57)/1 (Lots 11-21)
- Building Height (feet): 25
- Square Feet: 2,081 (minimum)/3,776 (maximum)

Site Plans

The plans show a proposed 57 lot single-family detached residential development located south of Windmill Lane and west of Cimarron Road. The overall site is 9.39 acres with a density of 6.07 dwelling units per acre. The lots range in size from 3,325 square feet to 13,986 square feet with 2 types of lots being provided. Along the south and west boundaries, adjacent to existing residential properties within the NPO-RNP, larger lots will be provided that will range in size from 10,058 square feet up to 13,986 square feet. These larger lots are provided to act as a buffer

for those existing NPO-RNP properties, as residential adjacency standards require adjacent lots to be at least 10,000 square feet. Within the interior of the subdivision and along the east and north boundaries, smaller lots will be provided and will range in size from 3,325 square feet up to 5,636 square feet. Overall, all lots will be accessed from the interior of the site through a 43 foot wide private street located in the northeast corner of the site along Windmill Lane. This private street will access an internal, square-shaped network of 43 foot wide private streets, with 4 foot wide attached sidewalks on one side of the streets. All internal streets terminate in 30 foot wide stub streets in the northwest, southeast, and southwest corners of the site. Five foot wide detached sidewalks are provided along Windmill Lane, in the northern portion of the site, and along Mistral Avenue, in the southern portion of the site, within common element areas. Additional common elements are provided along the second frontages of all corner lots. Finally, waivers of development standards are being requested mainly for the larger sized lots, more specifically Lots 11 through 21. These lots will feature larger garages resulting in driveways that are 37 feet wide where the maximum allowed is 28 feet.

Landscaping

The landscape plan depicts street landscaping along both Windmill Lane and Mistral Avenue in 15 foot wide landscape areas within proposed common elements. Landscaping along both Windmill Lane and Mistral Avenue consists of two 5 foot wide landscape strips on both sides of the detached sidewalks. The plans show large trees are staggered on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 33 large trees are required along both streets, 19 trees along Windmill Lane and 14 trees along Mistral Avenue, with 34 trees being provided, 19 large trees along Windmill Lane and 15 large trees along Mistral Avenue. Within the interior landscape common elements, only landscaped rock will be provided.

Elevations

The elevations show 5 different models with 3 possible exterior designs for homes, for a total of 15 possible exterior design combinations. Each exterior corresponds with either Modern, Contemporary, or Craftsman style. Of the models provided, 3 of the models are 2 stories with 2 models being single-story and specifically tailored for the larger sized lots. The height of the homes will range from 19.8 feet to 25 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various entry locations, and significant fenestration are shown.

Floor Plans

The models shown range in size from 2,081 square feet up to 3,776 square feet. Each model has 3 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, lofts, game rooms, additional bedrooms, in-law suites, and gourmet kitchens. All homes have garage space for 2 to 4 cars.

Applicant's Justification

Two of the existing RNP properties adjacent to the western boundary of the project site have primary homes oriented north to south. The western boundary of the current project site is a side lot line for those properties, and siting the homes a north/south orientation would provide a 20-foot building separation between the homes to the west and new homes on the current site.

However, the current layout will provide a minimum of 30 feet of building separation between the proposed homes and the existing homes to the west by providing a 20 foot rear setback for the proposed homes in addition to the existing 10 foot side setback on the adjacent property. The existing RNP homes near the southern property line will be buffered against Lots 17 to 19 by Mistral Avenue or a proposed 15 foot landscape area. The existing homes south of Lots 20 and 21 are buffered by a proposed 15 foot wide public drainage easement, hence the proposed homes would be 35 feet from the property line of the existing homes to the south. Additionally, the homes being constructed on the larger 10,000 square foot lots will be larger estate style homes. These homes will have 3 to 4 car garages, which require a wider than allowed driveway and is justified due to the nature of the architecture and lot size.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	A zone change to reclassify the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & agricultural uses

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

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
TM-25-500216	A tentative map for a 57 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

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.

Design Review

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

Staff finds the proposed residential development is similar in character to other low to medium density developments within the area. There are residential developments to the north of the subject site that are similar to the portion of the site with smaller lots in terms of the design. Also, there are several developments to the east of Cimarron Road that have a similar mix of lot sizes to buffer the adjacent NPO-RNP areas. In addition, the proposed development will help to activate an unused lot in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the 1 story ranch homes found to the south and west of the site and the 2 story homes found to the north of the site. Each lot is provided with sufficient access via the internal street systems and on-site parking is well provided. Additionally, street landscaping is provided in accordance with Code requirements which will enhance the streetscape and help reduce heat island effects within the area. With that said, staff finds the location of the proposed development is well within an established NPO-RNP area and would represent an incompatible increase in density. Ultimately, staff finds the proposed subdivision would not be in conformance with Master Plan Policies 1.5.1 and 1.5.2 along with Enterprise Specific Policy EN-1.2, which all support the development of neighborhoods that are compatible with existing NPO-RNP areas and which maintain the integrity of such areas. For these reasons, along with the fact that staff is not supporting the accompanying master plan amendment and zone change, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to increase driveway widths for Lots 11 through 21. The increase is only for lots internal to the development and should see a lower volume of traffic, helping to mitigate potential impacts from the increase.

Staff Recommendation

Approval of the waiver of development standards: denial of the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: LENNAR****CONTACT: RUSTY SCHAEFFER, 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): WS-25-0888

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/20/25

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 # 25-101397

ASSESSOR PARCEL #(s): 176-16-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-Family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV ZIP CODE: 89111

TELEPHONE: 702-261-5104

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.

Property Owner (Signature)*

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

Date

11/13/2025

December 17, 2025



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.: Windmill and Cimarron
Land Use Justification Letter
in support of a Design Review and Waiver of Standards
APN: 176-16-101-007**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Design Review for the subject property. The applicant will also be applying for a Tentative Map, Master Plan Amendment, Re-zone, Waiver of Standards and Vacation as companion items. Windmill and Cimarron will consist of fifty-seven (57) single-family detached residential lots and five (5) common lots encompassing the entire 9.39 acre site for a density of 6.07 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Design Review:	Single-Family Detached Residential Homes
Waiver of Standards:	<ol style="list-style-type: none">1. Waiver of the Residential Adjacency requirements stating that development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii).2. Waiver of Development Standards CCAUSD No. 222 – Residential Driveway Geometrics to Increase maximum residential driveway width from 28-ft to 37-ft for Homesites 11 through 21.

Project Description

The project consists entirely of 9.39 acres (after 5-foot vacation of ROW in Windmill Lane) and is generally located 330 feet west of the intersection of Windmill Lane and Cimarron Road. The project site is located in a portion of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-101-007.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Ranch Estate Neighborhood (RN). The project site is bounded to the North across the existing 100-foot wide Windmill Lane right-of-way an existing residential development zoned as Residential Single-Family 3.3 (RS3.3) with a land use designation of Neighborhood Commercial (NC) as well as an undeveloped parcel zoned as Public Facility (PF) with a land use designation of Public Use (PU). The project site is bounded to the West and South by existing homes zoned as RS20 with a land use designation of RN. The project site is boundary to the East by an undeveloped parcel zoned as Commercial General (CG) with a land use designation of NC.

Design Review

The developer is requesting a Design Review for single-family detached residential homes accompanying the request for a tentative map in conjunction with the proposed project site. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The project site will utilize a 43-foot private street (39-foot wide with 30" roll curb with a 4-foot sidewalk on one side of the street) and 30-foot private stub streets (30-foot wide with 30" roll curb). The project site will have one access point to Windmill Road. A secondary emergency access will also be provided to Windmill Lane in the northwest corner of the site. The minimum lot sizes within the project range in size from 3,325 square feet to 14,603 square feet with an average net lot size of 5,285 square feet. The lots on the western and southern property lines are a minimum on 10,000 square feet in accordance with Residential Adjacency criteria.

The applicant will be offering three different two-story floor plans with base livable square footage of 2,055 square feet to 2,405 square feet for the smaller 35-foot wide by 95-foot wide lots. The applicant will offering two different single story floor plans with a base livable square footage of 3,173 square feet and 3,565 square feet for the larger 10,000 square foot lots. The cumulative five different floor plans will provide variety for future homeowners within this community.

The maximum height of the one-story homes and two-story homes are approximately 22 feet and 24 feet 4 ½ inches, respectively, from concrete slab to top of roof (see provided *Elevations*). Said building heights are well below the 35-foot maximum height allowed in *Title 30.02.07* for RS3.3 zoning.

Each floor plan within this community will have three different elevations styles compliant with Clark Couty Title 30.04.05. The elevation materials consist of stucco finished walls with varying elements such as window articulation, varied roof lines and concrete tile roofs. There are decorative stone veneer accents on both of the larger floor plans and the stone accents of two of the smaller floor plans.

The proposed setbacks will comply with Clark County Title 30 with respect to RS3.3 zoning:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet
- Rear setback (adjacent to RNP): 20 feet (see Waiver Request #1)

The applicant will be providing the necessary perimeter landscape buffering from Windmill Lane along the north side of the site and Mistral Avenue along the south side of the site by establishing landscape common elements (please see provided *Site Plan*). Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 114 garage spaces (2 spaces per each of the proposed 57 Units)
Visitor Parking: 12 spaces (1 space per every 5 Units)
Cumulative Spaces: 126 spaces

The current project site provides a minimum of 114 garage spaces with 57 guest parking spaces available in each driveway for a cumulative 171 total spaces.

Waiver of Standards

The applicant is applying for two waivers of standards:

1. Waiver of the Residential Adjacency requirements stating that development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines. (30.04.06.G.2.iii). The applicant is requesting a 20-foot rear setback adjacent to both the western and southern boundary lines of the project.

Justification: Two of the existing RNP properties adjacent to the western boundary of the project site (APN: 176-16-101-017 and APN: 176-16-101-019) have primary homes oriented north to south. The western boundary of the current project site is a side lot line for said parcels with a 10-foot setback, hence side loading a building within the current project site with a north/south orientation would provide a 20-foot building separation between the homes to the west and new homes on the current site. The current layout will provide a minimum of 30 feet of building separation between the existing homes to the west by providing a 20-foot rear setback in conjunction with the existing 10-foot side setback on the adjacent property. The primary homes on APN: 17616101018 is 160 feet from the western property line of the project site with only accessory structures (5-foot setbacks) near the shared property line.

The existing RNP homes near the southern property line will be buffered against Lots 17 to 19 by both Mistral Avenue including a proposed 15-foot landscape easement. The existing homes south of Lots 20 and 21 are buffered from a proposed 15-foot wide public drainage easement, hence the proposed homes would be 35 feet from the property line of the existing homes to the south.

2. Waiver of Development Standards CCAUSD No. 222 – Residential Driveway Geometrics to Increase maximum residential driveway width from 28-ft to 37-ft for Homesites 11 through 21.

Justification: The homes being constructed on the larger 10,000 sf homesites are a larger estate style home. These homes have 4 car garages. The design for these larger houses produce a wider than allowed driveway. We feel that this waiver is acceptable due to the nature of the architecture and homesite size.

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 drawn underneath.

Rusty Schaeffer
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500216-COUNTY OF CLARK(AVIATION):

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-101-007

PROPOSED LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Project Type: Single-family residential development
- Number of Lots: 57
- Density (du/ac): 6.07
- Minimum/Maximum Lot Size (square feet): 3,325/13,986

Project Description

The plans show a proposed 57 lot single-family detached residential development located south of Windmill Lane and west of Cimarron Road. The overall site is 9.39 acres with a density of 6.07 dwelling units per acre. The lots range in size from 3,325 square feet to 13,986 square feet with 2 types of lots being provided. Along the south and west boundaries, adjacent to existing residential properties within the NPO-RNP, larger lots will be provided that will range in size from 10,058 square feet up to 13,986 square feet. These larger lots are provided to act as a buffer for those existing NPO-RNP properties, as residential adjacency standards require adjacent lots to be at least 10,000 square feet. Within the interior of the subdivision and along the east and north boundaries, smaller lots will be provided and will range in size from 3,325 square feet up to 5,636 square feet. Overall, all lots will be accessed from the interior of the site through a 43 feet wide private street located in the northeast corner of the site along Windmill Lane. This private street will access an internal, square-shaped network of 43 foot wide private streets, with 4 foot wide attached sidewalks on one side of the streets. All internal streets terminate in 30 foot wide stub streets in the northwest, southeast, and southwest corners of the site. Five foot wide detached sidewalks are provided along Windmill Lane, in the northern portion of the site, and along Mistral Avenue, in the southern portion of the site, within common element areas. Additional common elements are provided along the second frontages of all corner lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	A zone change to reclassify the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & agricultural uses

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

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-25-0888	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Tentative Map**

The layout of the subdivision is orderly with lots on both sides of the internal streets. The lots are only accessible from internal private streets and there are no double frontage lots, as common lots or other spaces are used to separate lots from the perimeter streets. Staff, however, is not supporting the accompanying master plan amendment and zone change. For this reason, staff is unable to support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: RUSTY SCHAEFFER, 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

9A

APPLICATION NUMBER(s): TM-25-500216

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

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

Date: 1/28/2026

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: 2/17/2026 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: 3/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/20/25

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101397

ASSESSOR PARCEL #(s): 178-16-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-Family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV ZIP CODE: 89111

TELEPHONE: 702-261-5104

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.


Property Owner (Signature)*

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

11/13/2025
Date

November 4, 2025



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.: Windmill and Cimarron
Tentative Map Justification Letter
in support of companion items
APN: 176-16-101-007**

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 Rezone, Master Plan Amendment, Waiver of Standards, and Vacation as companion items. The project site will consist of fifty-seven (57) single-family detached residential lots and five (5) common lots encompassing the entire 9.39 acre site for a density of 6.07 residential lots 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.

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", is written over a horizontal line.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0875-REAL EQUITIES, LLC:

USE PERMITS for the following: 1) avocational or vocational training facility; 2) instruction or tutoring facility; 3) emergency or urgent care; 4) equipment rental or sales and services; 5) parking lot; 6) office; 7) outdoor market; 8) financial services; 9) outdoor dining, drinking and cooking; 10) live entertainment; 11) banquet facility; 12) vehicle maintenance or repair; and 13) vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 Las Vegas Boulevard South
- Site Acreage: 28.66
- Project Type: Multiple use permits
- Number of Stories: 1
- Square Feet: 342,604 (overall shopping center)
- Parking Required/Provided: 589/804 (shopping center)

History, Site Plan & Request

The existing shopping center was originally approved in 1990 by action of ZC-0154-90, which reclassified the site from R-E and H-1 to CC. On September 2000, the Board of County Commission initiated a zone district name change from CC to C-2 by action of ZC-1078-00. The zoning of the site was subsequently changed to H-1 zoning in 2004 by action of ZC-0036-04. With the adoption of the current Title 30, the site was classified as CR zoning.

The plans depict an existing 342,604 square foot shopping center constructed in 1992. The center consists of 2 buildings; 1 constructed in an inverted "L" shape along the west and north sides of the site, and another building oriented east/west along the south side of the site. Parking is located in the center of the site, and an undeveloped pad is located on the northeastern corner of

the site. Primary access to the site is via Las Vegas Boulevard South along the east property line, consisting of 2 driveways. The plans also depict 2 driveways off Serene Avenue, along the south property line.

This application includes the request for multiple use permits. Some of the proposed uses require a use permit in a CR zone, including avocational or vocational training facility; instruction or tutoring facility; emergency or urgent care; equipment rental or sales and services; parking lot; and office.

Some of the proposed uses are allowed as conditional uses. However, due to the potential of the uses being as close as 66 feet to the residential uses to the west, they do not meet the required separation from the areas subject to residential adjacency, necessitating a use permit. Those uses include banquet facility; vehicle maintenance or repair; live entertainment; and outdoor dining, drinking and cooking. The need for these use permits is because the applicant did not specify the location of the proposed uses within the shopping center. Instead, the applicant is requesting the uses to be allowed within the entire shopping center, which includes the western portion of the site that is within 66 feet from existing residential uses to the west.

Additionally, several of the requested uses are allowed as conditional uses if in conjunction with a resort hotel. Since the subject site is not a resort hotel, a use permit is required for them. Those uses include financial institution; live entertainment; and vehicle rentals or sales.

Lastly, the applicant indicates that place of worship and recreational or entertainment facility uses are also proposed on this site.

All the buildings and structures will remain unchanged. The parking lot was recently repaved and re-striped. The plan also delineates a dedicated parking lot use along the southwest side of the parking lot area, as well as a designated outdoor market area along the central-east side of the site. There will be 804 parking spaces provided after a total deduction of 300 parking spaces which will be reserved for proposed outdoor market and parking lot uses, where 589 spaces are required.

Landscaping

No changes to the existing landscaping are proposed with this application.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The buildings are 1 story and consist of concrete with a beige color and columns supporting the colonnade with a dark grey hue.

Floor Plans

The plan depicts 2 commercial buildings with multiple suites ranging in square footage from 1,200 to 23,383 square feet.

Applicant's Justification

The applicant states this request is to allow uses within the existing shopping center zoned CR. The zoning approved in 2004 (previously known as H-1) was to allow the redevelopment of the site; however, this was not possible due to the economic downturn at the time. The current CR zoning requires the approval of use permits to allow uses, which some of them would be allowed in CG (Commercial General) Zone. Commercial General is a zoning category that is typically used for shopping centers. The CG (formerly known as C-2) zoning was and is the most appropriate for the site. However, there are still some uses that would require the approval of use permits even in the CG zone.

The applicant states that the request use of equipment rental or sales and services will be indoors only and will not include heavy equipment. Also, the requested use for medical or urgent care facility will be for an urgent care facility with no ambulance service allowed. The request for live entertainment will be in conjunction with the proposed outdoor market only. Finally, the request for vehicle maintenance and repair will only be conducted in conjunction with vehicles rental and sales only.

Furthermore, the applicant states all the parcels surrounding this site are designated Entertainment Mixed-Use (EM) in the Master Plan, making this request appropriate and compatible for the site and area. This request conforms with the Master Plan Policy 1.3.3 for the integration of neighborhood serving uses. It will help future tenants and will sustain a functioning shopping center by allowing additional discretionary uses to encourage more leases to continue to revive and reactivate the center. The shopping center complies with the following specific goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0395	Use permit for recreational or entertainment facility	Approved by PC	July 2025
UC-25-0255	Use permit for a banquet facility	Approved by PC	May 2025
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication tower	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands, Entertainment Mixed-Use	CR & RM32	Undeveloped & condominiums
East	Entertainment Mixed-Use	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use permits

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

Use Permits #3, #7, & #10

Staff finds that the urgent care, outdoor market; and live entertainment, which will be in conjunction with the outdoor market only (which is over 500 feet from the residential property to the west), are compatible with and complimentary to the existing uses within the shopping center. There is ample parking spaces on the site. Additionally, these uses comply with the Master Plan vision along Las Vegas Boulevard South. Master Plan Policy EN-6.4 encourages the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate. Staff supports these use permit requests.

Additionally, staff finds that the request to allow a place of worship is appropriate to be addressed with this application since a zoning compliance to potentially allow the use would analyze the parking count for the site, which is being addressed with this application. Lastly, recreational or entertainment facility has been previously approved for the site, and can potentially be requested anywhere within the site.

Use Permits #1, #2, #4, #5, #6, #8, #9, & #11 through #13

Staff finds although there is ample parking spaces on the site and some of the proposed uses, including avocational or vocational training facility, instruction or tutoring facility, equipment rental or sales; parking lot; and office, are generally compatible and consistent with other uses within the shopping center, those uses are more appropriate for a CG Zone property rather than CR Zone. Staff finds that this could be achieved with a zone change request, rather than multiple use permit requests. Therefore, staff cannot support these use permit requests.

Per Title 30, a banquet facility in CR zone shall be accessed from an arterial or collector street. The proposed site is accessed from Las Vegas Boulevard and meets the aforementioned condition. However, another condition requires a banquet facility to not be located within 200 feet of areas subject to Residential Adjacency. Similarly, proposed uses such as outdoor dining, drinking and cooking, and vehicle maintenance and repair have the same separation requirement. Given that if in the future any of these uses are proposed outside of the 200 foot separation requirement, a use permit will not be needed, staff finds that locating these uses within the required 200 foot separation from the residential properties to the west may result in undue adverse effect on the neighboring residential properties. Therefore, staff cannot support these use permits requests.

Lastly, proposed uses such as financial services; and vehicle rental or sales require the approval of use permits since this site is in CR district and is not in conjunction with a hotel or motel, resort hotel or rural resort hotel. Staff finds that the zoning of the site is not appropriate for the existing shopping center use; hence the need for use permits for multiple uses. Therefore, staff cannot support these use permits requests.

Staff Recommendation

Approval of use permits #3, #7, & #10; denial of use permits #1, #2, #4, #5, #6, #8, #9, and #11 through #13.

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:

- Live entertainment to be only in conjunction with outdoor market per plans on file.
- Applicant is advised that vehicle maintenance and repair shall only be in conjunction with vehicle sales; 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

- Right-of-way dedication for Las Vegas Boulevard South per RS-18-500107.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHAWN BIDSAL

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0875

10A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/28/26

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. 02/17/26 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. Time: 9:00 AM~~

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

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

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

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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) 334-8892
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 10/1/25

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>



Department of Comprehensive Planning Application Form

APR:25-100798

ASSESSOR PARCEL #(s): 177-20-602-009

PROPERTY ADDRESS/ CROSS STREETS: 9175 LAS VEGAS BLVD SOUTH

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE PERMITS FOR EXISTING USES THAT REQUIRE USE PERMITS AND DESIGN REVIEW FOR AN EXISTING SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: REAL EQUITIES, LLC
 ADDRESS: 9175 LAS VEGAS BLVD SOUTH
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SHAWN BIDSAL - REAL EQUITIES, LLC
 ADDRESS: 15821 VENTURA BLVD SUITE #455
 CITY: ENCINO STATE: CA ZIP CODE: 91436 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE OHENE
 ADDRESS: 520 SOUTH FOURTH STREET
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
 TELEPHONE: 792-598-1429 CELL 702-561-7070

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Shawn Bidsal

601170E603E1460

Property Owner (Signature)*

SHAWN BIDSAL

Property Owner (Print)

5/16/2025

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> EI	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> GPH	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AS	<input type="checkbox"/> DR	<input type="checkbox"/> GUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> V&L	<input type="checkbox"/> OTHER _____

APPLICATION # _____

ACCEPTED BY _____

PERMIT DATE _____

DATE _____

900 MEETING DATE _____

FEES _____

TABULAR LOCATION _____

DATE _____

December 16, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: Real Equities LLC: – APR-25-100798

Project: – Allow Specified Uses within an Existing Shopping Center. List of Special Use Permits and or Waivers of Conditions listed in the Code for an existing Shopping Center in a CR (Commercial Resort) Zone.

Justification Letter: Revision-4

Location: 9175 Las Vegas Boulevard South @ Serene Avenue.

Assessors' Parcel Number: 177-20-602-009

To Whom It May Concern:

On behalf of our Client, Real Equities LLC., we respectfully submit this application package for a proposed application package to allow the listed Special Use Permits and an existing shopping center constructed in 1992 from Commercial Resort (CR) zone. This request is to allow specific listed uses within the existing shopping center based on the existing site plan since the parcel is already developed. The parcel is located within the Enterprise Town Board Planning Area.

The proposed project is located on the west side of Las Vegas Boulevard South and the between Agate Avenue and Serene Avenue. The parcel is a total of 28.7 acres. The current zoning of the site is CR with a Master Plan designation EM (Entertainment Mixed-Use. To the immediate north is a developed residential multi-family development (Emerald Suites) zoned C-R and a portion of the right-of-way zoned CG and designated EM in the Master Plan. South, across Serene Avenue a developed multi-family development (Palm Beach Resort), undeveloped parcels and a former manufactured home park zoned CR designated EM in the Master Plan. East, across Las Vegas Boulevard is a multi-family development (Manhattan West) zoned C-R and designated EM in the Master Plan. Immediately west are multi-family developments zoned Residential Multi-family 18 (RM18) and Multi-family 32 (RM32).

History and Project Description:

This existing shopping was originally approved and zoned CC (Commercial center) per Title 29 in 1990 by action on ZC-154-90. Prior to the adoption of Title 30 in 2000 the zoning of this parcel and many other CC zoned parcels throughout was changed to C-2 zoning by the Clark County. The zoning of the shopping Center was subsequently changed to H-1 zoning in 2004 by action on ZC-0036-04. The current C-R zoning of the site was also changed and sponsored by Clark County concurrent with the adoption of the Current Title 30.

The site is an existing 342,604 square foot shopping center constructed in 1992. The center consists building arranged in a “U” shape with parking in the center of the site. An undeveloped pad site is located on the northeastern portion of the site. Primary access to the site is from Las Vegas Boulevard along the east property line and consists of two (2) driveways. The plans also depict two (2) driveways on Serene Avenue along the south property line. This center was approved and developed under Title 29. A total of 1,202 parking spaces are provided, whereas 1,040 spaces were required at the time of development. Parking requirements have since been reduced by several new Codes and also based on a Parking Study. Current 30 Title 30 parking requirement for the site is 728 parking spaces. All buildings and structures including trash enclosures and load areas will remain the same. All existing landscaping will remain as-is. There are no proposed to the landscaping along the street frontage or the parking lot. The parking lot was recently repaved and re-stripped. All buildings will remain as-is. There are no proposed changes to the existing buildings. Buildings were recently repainted.

The following is the required application for the existing shopping center:

List of Special Uses:

List of Uses requiring Special Use Permits and or Uses requiring varying or waiving specific Code conditions:

- 1. Reduce the setback/separation for uses requiring 200 feet to 66 feet where 200 feet is required from the west property line which is a residential use and for the buildings immediately adjacent to the west property line. SUP/Waiver.**
- 2. Place of Worship – Zoning Compliance - SUP**
- 3. Avocational or vocational facility - SUP**
- 4. Instruction and Tutoring Facility - SUP**
- 5. Emergency or Urgent Care Facility (Medical Office no Ambulances) - SUP**
- 6. Equipment Rental or Sales and Services (indoors). No Heavy Equipment - SUP**
- 7. Parking lot – Area shown on site plan. - SUP**
- 8. Offices as a principal use - SUP**
- 9. Outdoor Market (e.g., Farmers Market etc.). Area shown on the site plan- SUP**
- 10. Allow a Recreational Facilities (indoors) not in conjunction with a hotel, motel, resort hotel or rural resort hotel. – SUP**
- 11. Outdoor dining, drinking and cooking. - SUP**
- 12. Allow live entertainment in conjunction with the outdoor markets (need plan showing 500 foot setback) – Setback shown on the site plans - SUP**
- 13. Allow a banquet facility (need plan showing 200 foot setback) - SUP**
- 14. Automobile maintenance and repair (need plan showing space and the 200 foot setback from residential and residential adjacency). SUP Waive requirement to 66 feet from west property line. Vehicle Maintenance and Repair only in conjunction with vehicle sales – SUP**

Note: Vehicle maintenance and repair shall be in conjunction with vehicle sales only (This condition cannot be waived or varied).

15. Allow financial services not in conjunction with a hotel, motel, resort hotel or rural resort hotel. SUP

Justification:

The request is to allow uses in the existing shopping center zoned CR zoning which complies with the EM Master Plan designation for the site and the immediate area. The request is to allow retail, restaurants and services and other uses that may require listed conditions that can be varied or waived as allowed by Code. This shopping center was originally developed as the first outlet mall in the Las Vegas Valley which mainly had retail uses, some service and restaurant uses. The H-1 that was approved was initially to allow redevelopment of the site 2004, which was not possible because of the economic downturn at the time. The current C-R zoning, which is equivalent to the H-1 zoning typically includes uses that require approvals (Special and Conditional Uses) than a property in a CG which is a zoning category that is typically used for shopping centers. The original CC zoning and the change to C-2 zoning was and is the most appropriate for the site. Notwithstanding the requests there are still uses in the Code that will require the discretionary approvals than those on those requested with this application. All the parcels surrounding this site are designated EM in the Master Plan at this time, making this request appropriate and compatible for the site and area.

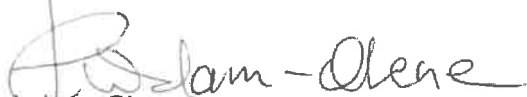
This request conforms with goals and policies outlined in the Master Plan for the County wide policies including policy 1.3.3 for the integration of neighborhood serving uses. This request will help future tenants and will sustain a functioning shopping center by allowing additional discretionary uses to encourage more leases to continue to revive, reactivate the center which will enhance both the project area. The existing shopping center is compatible and appropriate for the area and is surrounded by existing developed residential development and additional developing and approved residential development in the area. The approved and developing residential projects will increase the roof tops in the area will make this center more viable for the area. The shopping center complies to the following specific Goals and pertinent policies for commercial developments for the Enterprise Planning area including EN-1.1, EN-6.5 and EN-6.6 which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This existing center is compatible with the area will not impact the existing residential developments in the adjacent area but rather provided needed neighborhood serving uses in the area.

We appreciate your review of this application and look forward to your comments to proceed with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in dark ink, appearing to read "Lebene Ohene". The signature is fluid and cursive, with a large initial "L" and "O".

Lebene Ohene

Land Use and Development Consultant

