



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

July 30, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaycs70@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 chaycs70@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
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for July 9, 2025. (For possible action)
- IV. Approval of the Agenda for July 30, 2025 and Hold, Combine; or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**
ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **08/06/25 BCC**
2. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **08/06/25 BCC**
3. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**
4. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**
5. **ET-25-400075 (WS-23-0078)-WOW BUILD CO ONE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the number of freestanding signs.
DESIGN REVIEW for a freestanding sign in conjunction with a proposed retail center on a 1.9 acre portion of 4.1 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/hw/cv (For possible action) **08/19/25 PC**

6. **UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:**
USE PERMIT for a proposed gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**
7. **WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action) **08/20/25 BCC**
8. **WS-25-0478-TFC MOUNTAINS EDGE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.
DESIGN REVIEW for a commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**
9. **ZC-25-0487-PARADISE SPA OWNERS ASSN:**
ZONE CHANGE to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action) **08/20/25 BCC**
10. **VS-25-0490-PARADISE SPA OWNERS ASSN:**
VACATE AND ABANDON a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action) **08/20/25 BCC**
11. **WS-25-0488-PARADISE SPA OWNERS ASSN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; 2) eliminate curb return separation; 3) reduce call box throat depth; 4) allow non-standard improvements in the right-of-way; and 5) reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

12. **PUD-25-0489-PARADISE SPA OWNERS ASSN:**
PLANNED UNIT DEVELOPMENT for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

13. **TM-25-500121-PARADISE SPA OWNERS ASSN:**
TENTATIVE MAP consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

****Please note Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting. This item is being added to the TAB agenda as a formality, since it was held date specific at the last TAB meeting.**

14. **UC-25-0395-REAL EQUITIES, LLC:**
USE PERMIT to allow recreational or entertainment facility 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/jam/cv (For possible action) **08/20/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: August 13, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

July 9, 2025

MINUTES

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

Lorna Phegley, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for June 25, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 25, 2025

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

IV. Approval of Agenda for July 9, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Applicant requested holds:

14. ZC-24-0454-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
15. VS-24-0455-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
16. WS-24-0456-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
17. TM-25-500111-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

Related applications to be heard together:

4. VS-24-0433-DELK FAMILY TRUST:
5. VS-24-0475-LEDFOORD DAVID L & JA FAM TR & LEDFOORD DAVID L & JANICE A TRS:
7. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
8. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
9. VS-24-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
10. WS-24-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
11. TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Walk and Talk with Commissioner Naft**
Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.
Wednesday, July 30, 9:00 a.m.
 - **MANDATORY MICROCHIPS STARTING AUGUST 4, 2025**
As part of the changes to CCC Title 10, effective August 4, 2025, each dog or cat over four months of age must be implanted with a microchip in accordance with CCC 10.08.070(b).

VI. Planning & Zoning

1. **UC-25-0395-REAL EQUITIES, LLC:**
USE PERMIT to allow recreational or entertainment facility 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/jam/cv (For possible action) **07/15/25 PC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 30, 2025, due to applicant-- no show.

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

2. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) **07/16/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous
3. **ET-25-400064 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Eldorado Lane and west of Las Vegas Boulevard South within Enterprise. MN/nai/kh (For possible action) **08/05/25 PC**
- Motion by David Chestnut
Action: **APPROVE:** Waivers of Development Standards Second Extension of Time # 1
DENY: Waivers of Development Standards Second Extension of Time # 2
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous
4. **VS-25-0433-DELK FAMILY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/rp/kh (For possible action) **08/05/25 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
5. **VS-25-0475-LEDFOORD DAVID L & JA FAM TR & LEDFOORD DAVID L & JANICE A TRS:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/syp (For possible action) **08/05/25 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
6. **VS-25-0434-OSAGE CANYON TRUST & RODRIGUEZ, OSCAR O. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and Hinson Street and Schirlls Street within Enterprise (description on file). JJ/nai/kh (For possible action) **08/05/25 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

7. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/gc (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) remove the Neighborhood Protection (RNP) Overlay (previously not notified). Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **VS-25-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and Frias Avenue and Whispering Tree Avenue within Enterprise (description on file). MN/md/kh (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **WS-25-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) waive off-site improvements (streetlights).

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **UC-25-0465-PARACHUTE ABCT, LLC SERIES V ETAL & INA TRUST ETAL:**
USE PERMIT to allow a kennel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce street landscaping; 3) reduce landscape buffering; 4) allow modified driveway design standards; and 5) allow modified street standards.
DESIGN REVIEW for a kennel on 0.55 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE**: Use Permit.

DENY: Waivers of Development Standards

DENY: Design review

Per Staff if approved conditions

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

13. **WS-25-0440-PACIFIC CLASSIC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements on a portion of a 9.22 acre site in a CG (Commercial General) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Blue Diamond Road and east of Hinson Street within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

14. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**
ZONE CHANGE to reclassify a 5.69-acre portion of a 10.89-acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

15. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road, a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road, and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

16. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

17. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/tr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be July 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:17 p.m.
Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0454-BERMUDA INDUSTRIAL, LLC:

ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-04-601-037 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.69 (portion)
- Existing Land Use: Parking lot

Applicant's Justification

The applicant states the IL zone change request will allow for consistent zoning across the entire site since the majority of the overall site that the current property owner owns, including the adjacent parcel to the east, is zoned IL. It is the property owner's intent to combine the subject parcel and the adjacent parcel to the east into 1 legal parcel. IL zoning is also predominantly found to the north, east, and west of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of the site	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot on the subject site and the adjacent parcel to the east subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot on the subject site and the adjacent parcel to the east subject to 7 years for review	Approved by PC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation on the subject site and the adjacent parcel to the east	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site and the adjacent parcel to the east from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Vehicle rental facility
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
WS-25-0456	A waiver of development standards and design review for a warehouse/distribution center on the subject site and the adjacent parcel to the east is a companion item on this agenda.
VS-25-0455	A vacation and abandonment for portions of right-of-way on the subject site and the adjacent parcel to the east is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial subdivision on the subject site and the adjacent parcel to the east is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The east half of the subject parcel, the adjacent parcel to the east, and the abutting parcel to the west are already zoned IL. Additionally, the request for IL zoning will allow the overall project site

(including the adjacent parcel to the east owned by the same property owner) to be unified under the same IL zoning district. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Fire Prevention Bureau

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHRECK, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.com

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

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


Property Owner (Signature)*

Mark Baker, Manager
Property Owner (Print)

4/28/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

April 30, 2025

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter - New Distribution and Warehouse Buildings – Conforming Zone Change
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the “Applicant”), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers (“APN”) 177-04-601-036 and 177-04-601-037 (collectively, the “Property”), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. The Applicant is requesting a conforming zone change of a portion of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning of the Property in connection with the Applicant’s project. The Applicant has submitted concurrently herewith other applications in connection with two (2) new proposed distribution/warehouse buildings on the Property (the “Project”). Further, the Applicant has filed an application for a tentative map to combine the Property.

Specifically, the Applicant is requesting approval of the following:

Conforming Zone Change to rezone a portion of APN 177-04-601-037 from zone Industrial Park (IP) to zone Industrial Light (IL).

APN 177-04-601-036 is currently zoned Industrial Light (IL) with a planned land use of Business Employment (BE). However, APN 177-04-601-037 has a split zone with the eastern portion of the parcel being zoned Industrial Light (IL) and the western portion of the parcel being zoned Industrial Park (IP). This request is for a conforming zoning change given the planned land use of Business Employment (BE) and is consistent with the other zoning of the surrounding properties adjacent to the Property. For example, the properties to the east across Bermuda (APNs 177-03-212-003, 177-03-201-002 and 177-03-211-003) are zoned Industrial Light (IL), the property to the west across Placid Street (APN 177-04-601-035) is zoned Industrial Light (IL), the properties to the north (APNs 177-04-510-024, 177-04-510-

026) is zoned Industrial Par (IP), and the property to the south across Hidden Well Road is the 215 Beltway.

As noted above, the Applicant intends to combine the Property into one legal parcel and develop the entire Property as one cohesive Project. In order to facilitate such development, the Applicant requests a conforming zone change to rezone the western portion of APN 177-04-601-037, as more particularly described on the legal description provided herewith, to Industrial Light to correspond with the zoning on the remainder of the Property. The zone change is consistent with the planned land use for the entirety of the Property and is consistent with the surrounding area.

We appreciate your consideration of this application. Please do not hesitate to contact me if you have any questions.

Sincerely,



Rebecca L. Miltenberger
Enclosures

33524557

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0455-BERMUDA INDUSTRIAL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road, a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road, and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans show the vacation and abandonment of driveway easements, pedestrian access easements, a temporary construction easement, and a utility easement. The plans also show the vacation and abandonment of 5 feet right-of-way along Bermuda Road, Placid Street, and Hidden Well Road which is needed for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial 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 easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.com

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

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


Property Owner (Signature)*

Mark Baker, Manager
Property Owner (Print)

4/28/2025
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

June 3, 2025

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Vacation Justification Letter - New Distribution and Warehouse Buildings – Vacations
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers ("APN") 177-04-601-036 and 177-04-601-037 (collectively, the "Property"), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. Following the recordation of the vacations of rights-of-way the total acreage will be approximately 30.51 acres. The Applicant is requesting approval of the following in connection with the Applicant's project:

Vacation of Easements: for a vacation of (a) six (6) driveway easements, (b) two (2) pedestrian access easements, (c) one (1) temporary construction easement, and (d) one (1) utility easement.

Vacation of Rights-of-Way: for a vacation of 5 feet of right of way along Bermuda Road, Placid Street and Hidden Wells Road to accommodate detached sidewalks, as more particularly described on the legal descriptions provided herewith.

The Applicant is concurrently submitted related applications for the approval of two (2) new distribution/warehouse buildings on the Property with a cumulative building area of approximately 610,680 square feet (the "Project"). The requested right-of-way and easement vacations are necessary for the development of the Project on the Property and to allow for detached sidewalks as noted on the related plans provided herewith.

We appreciate your consideration of this application. Please do not hesitate to contact me if you have any questions.

Sincerely,



Rebecca L. Miltenberger
Enclosures
33781308

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0456-BERMUDA INDUSTRIAL, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth, **DESIGN REVIEW** for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to 13 feet 3 inches for the northern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 91.2% reduction).
- b. Reduce throat depth to 6 feet 8 inches for the southern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 95.6% reduction).
- c. Reduce throat depth to 18 feet 10 inches for the northern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (an 87.4% reduction).
- d. Reduce throat depth to 6 feet for the central driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
- e. Reduce throat depth to 13 feet 11 inches for the southern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 90.7% reduction).
- f. Reduce throat depth to 26 feet 6 inches for a driveway along Hidden Well Road where 150 feet is required per Uniform Standard Drawing 222.1 (an 82.3% reduction).

LAND USE PLAN:

ENTERPRISE BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51

- Project Type: Warehouse and distribution
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 300,720 (Building A)/309,960 (Building B)
- Parking Required/Provided: 282/488 (per parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 warehouse and distribution buildings on 30.14 acres located on the north side of Hidden Well Road, east of Placid Street and west of Bermuda Road. Building A is located on the southern portion of the site and is 300,720 square feet. Building B is located on the northern portion of the site and is 309,960 square feet. Total lot coverage is 46.5% where 80% is allowed. Building A is set back 104 feet from the south property line along Hidden Well Road, 81 feet from the west property line along Placid Street, and 93 feet from the east property line along Bermuda Road. Building B is set back 103 feet 8 inches from the north property line, 70 feet 6 inches from the west property line along Placid Street, and 75 feet from the east property line along Bermuda Road.

The site will be accessed by 37 foot wide driveways located along Hidden Well Road, Placid Street, and two driveways located along Bermuda Road. The site will also be accessed from 2 central driveways, with one located along Placid Street, and the other located along Bermuda Road. Each central driveway will have one-way 24 foot wide travel lanes with a five foot wide median. Reduced throat depths are proposed for all driveways which is the subject of waiver requests. Parking is provided along the south, east, and west sides of Building A and the north, east, and west sides of Building B. The plan indicates 488 parking spaces will be provided. This includes 14 accessible parking spaces along the south side of Building A and the north side of Building B. 17 EV-capable and 10 EV-installed parking spaces are provided along the south side of Building A and the north side of Building B. The number of parking spaces exceeds the maximum allowed per Title 30, which is 348 spaces excluding the ADA and EV-installed spaces. A Parking Demand Study prepared by a traffic engineer has been provided to support the increased quantity of parking. All parking areas are accessed by sidewalks leading to the building entrances of both warehouses. Within the parking areas are stamped concrete crosswalks. Internal sidewalks also connect to the public sidewalks along the surrounding streets.

Between Buildings A and B is a parking area for approximately 72 trailers. This is adjacent to a truck apron and loading docks located at the rear of each building. Eight trash and recycling enclosures are proposed within the truck apron areas next to ramps. Bicycle racks for a total of 8 bikes are proposed at the southwest corner of Building A and at the northwest corner of Building B. Retaining walls with a maximum of 3 feet in height with a 42 inch tall guard rail for fall protection are set back 6 feet 6 inches from the detached sidewalk along a portion of Bermuda Road and are set back 16 feet from the detached sidewalk along a portion of Hidden Well Road. A 9 foot tall retaining wall with a 42 inch tall guard rail for fall protection is also provided north of the northern parking area and is set back 22 feet 4 inches from the northern property line.

Landscaping

Plans indicate street landscaping along Hidden Well Road, Placid Street, and Bermuda Road, consisting of two 5 foot wide landscape strips on each side of a detached 5 foot wide sidewalk. The street landscaping includes large Shoestring Acacia staggered 30 feet apart on center on each side of the detached sidewalk, except in sight visibility zones. Tree placement has been modified due to proposed easements located along portions of Placid Street and Hidden Well Road. Additionally, medium Thornless Honey Mesquite trees are planted 20 feet apart located near the 2 street intersections outside the sight visibility zones. Finally, medium Desert Museum Palo Verde trees are planted near the driveway entrances outside the sight visibility zones. At least three 5 gallon shrubs are provided per tree in all street landscape areas. Within the parking lot area medium Chinese Pistache trees are provided within the parking area landscape islands along with Desert Museum Palo Verdes are located along some of the drive aisles. A mix of medium and large trees are also provided in a landscape area along the northern property boundary. Eight existing trees on the site which meet the definition of a significant tree per Title 30 are proposed to be preserved for the project, while 61 significant trees are proposed to be removed.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction and panelized roofing with variations in the roof parapet heights. The building heights are 47 feet to the highest roof parapet to 44 feet at the lowest roof parapet, with 1 to 2 foot parapet variations. Rooftop mechanical equipment will be screened by the parapets. The buildings will have concrete panels with 4 different colors, and will include aluminum storefront window systems with 4 foot wide metal canopies 11 feet above the entrances with additional canopies 23 feet 6 inches above a second window level. The buildings also feature clerestory windows along the front building facades. The south side of Building A has 6 primary building entrances facing toward the street. The north side of Building B has 4 primary building entrances which are facing into a parking area. There are also secondary painted metal doors accessing the building from the loading areas and along the both sides of the buildings. The north side of Building A and the south side of Building B include loading areas with four 14 foot by 16 foot roll-up overhead doors accessed by ramps and 43, nine foot by 10 foot loading dock roll-up overhead doors.

Floor Plans

The plan indicates Building A with 300,720 square feet of warehouse space, and 6 office spaces located along the south side of the building where the primary building entrances are located. Each office space is 56 feet by 60 feet. The plan also indicates Building B with 309,960 square feet of warehouse space, and 4 office spaces located along the north side of the building where the primary building entrances are located. Three office spaces are 56 feet by 60 feet each while the fourth space is 84 feet by 60 feet. Approximately 37,460 square feet of total office space is provided as an accessory use. The office areas feature 11 foot high ceilings, while the warehouse portion of the buildings have 36 foot high ceilings.

Applicant's Justification

The applicant seeks to develop the site for industrial development consisting of 2 new distribution/warehouse buildings. The applicant is seeking waivers to reduce the throat depths of the driveways for the project. Design reviews are requested to increase the maximum parking, increase horizontal articulation, and not to have the customer entrances for Building B oriented

towards the street. A parking demand study has been provided, and the applicant proposes increasing parking spaces over the amount permitted by code to better align the project with industry standards while concurrently utilizing the property to its highest and best use. The applicant states that the adjustment to the horizontal articulation is consistent with other similarly suited industrial buildings in Clark County and follows the elevation variations of the proposed buildings. The applicant also explains that the customer entrances for Building B will have glass storefronts and be visible from the street frontages. However, the entrance doors will be located adjacent to the parking areas for convenient access from accessible parking areas. The applicant states that the waivers for reduced throat depth are requested as the central driveways will serve as the primary ingress/egress for truck traffic. The internal drive aisle will provide additional throat depth for the truck traffic. The other driveways will access or service a smaller portion of the overall parking.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment for of various easements is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial 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

Waiver of Development Standards

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

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.

Plans indicate that building materials include the use of glass, metal, and painted concrete. Customer entrances feature 4 foot wide metal canopies above the doors and storefront windows. Trash and recycling enclosures are located in the truck aprons for both buildings. The building facades feature wall reveals, changes in surface colors and materials, and 1 to 2 foot roofline variations. However, there are portions of the building facades in which at least 2 changes to horizontal articulation do not occur every 50 linear feet as required. Roll-up overhead doors for the loading areas are located between the warehouse buildings, internal to the development, and screened by portions of the buildings from the surrounding public rights-of-way. Pedestrian connectivity is provided between the public sidewalks along the streets, the parking areas, and the building entrances. The customer entrances for Warehouse B are not oriented towards either Placid Street or Bermuda Road. However, the parking area, including ADA spaces, is adjacent to the 4 entrances on the north side of the building and the parking spaces. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is in accordance with the Code requirements. Based on this information, staff could support the design review. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in throat depths for the commercial driveways on Placid Street, Bermuda Road and Hidden Well Road. Drivers will have to negotiate an immediate turn into the site creating conflicts with those trying to access parking stalls causing stacking of vehicles in the right-of-way. This is a self-imposed hardship that could be addressed with a site redesign.

Department of Aviation

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

Staff Recommendation

Approval of the design review; denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

June 27, 2025

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter - New Distribution and Warehouse Buildings – Design Review & Waiver of Development Standards
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the “Applicant”), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers (“APN”) 177-04-601-036 and 177-04-601-037 (collectively, the “Property”), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP),¹ respectively, in connection with foregoing application. The Applicant has concurrently submitted herewith an application for a zone change of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning on the Property in connection with the Applicant’s project. Further, the Applicant has filed an application for a tentative map to combine the Property.

The Applicant is requesting approval for new distribution/warehouse buildings (the “Buildings”) on the Property, as more particularly shown on the enclosed plans (the “Project”). Specifically, the Applicant is requesting approval of the following:

Design Review for the following: (a) two (2) distribution/warehouse buildings; (b) to increase maximum parking; (c) to increase horizontal articulation; and (d) allow the customer entrances for Building B to be faced away from the street frontage.

Waiver of Development Standards for the following: (a) reduction in throat depths of the driveways for the Project.

¹ The western portion of APN 177-04-601-037 is zoned Industrial Light (IL), and the eastern portion is zoned Industrial Park (IP). APN 177-04-601-036 is zoned Industrial Light (IL).

Overall Project:

The project will feature two (2) distribution/warehouse buildings on the Property, approximately 300,720 square feet and 309,960 square feet (cumulatively totaling approximately 610,680 square feet) (the “Project”), with tilt-up construction and panelized roofing. The exterior will be painted concrete with grays and blue coloring, as shown on the enclosed plans. A total of approximately 37,640 square feet office space will be provided as an accessory use, as shown on the enclosed plans.

- **Building Height & Articulation:** The height of the buildings is approximately 47’ to the top of the parapet where 50’ is otherwise permitted in an Industrial Light (IL) zoned district per Section 30.02.19(B) of the Code. The articulation for each building will be provided as shown on the enclosed plans where it is required every 50 linear feet per Section 30.04.05(G)(2)(i) of the Code. As such, the Applicant has requested a design review of the articulation per Section 30.04.05(B)(1) of the Code. This adjustment is consistent with other similarly suited industrial buildings in Clark County and follows the elevation variations of the proposed buildings.

- **Customer Entrances:** The customer entrances for Building A will be located facing toward street frontage (Hidden Well Road) as otherwise required by Section 30.04.05(G)(3)(i). However, the customer entrances adjacent to street frontages for Building B will be located away from the street frontage to provide better access to the entrances from the adjacent parking areas, and accessible parking spaces. These entrances along Placid and Bermuda will be visible from the street frontage, featuring a glass storefront, however, the entrance door will be located adjacent to the parking areas for convenient access from accessible parking spaces. The location of these entrances is consistent for this type of development and is necessary given the proposed location of the parking areas adjacent to Building B.

- **Truck Court & Parking:** The truck court is located on the interior of the Project to successfully screen such area from the public right-of-way. This provides a contemporary design that complements the existing improvements in the area. Trailer parking will also be provided of approximately 72 spaces located on the interior of the site, as shown on the enclosed plans.

- **Lighting:** Lighting will be provided with wall mounted lighting.

- **Setbacks:**

- **Front Setback:** The front setback to the retaining wall is approximately 22’-4” where 20’ is otherwise required. The front setback to the building is approximately 103’-8” and parking is permitted within the required setback per Section 30.02.25(D)(3)(I).

- **Side Street Setback:** The side street setback is approximately (a) 70’-6” along Placid Street, (b) 104’ along Hidden Well Road, and (c) 93’ along Bermuda Road, where 20’ is otherwise required per Section 30.02.19(B) of the Code.

- **Lot Coverage:** The total lot coverage is approximately 46.5% where a maximum of 80% is permitted under Section 30.02.19(B) of the Code.

- **Parking:**

- **Required Parking Spaces:** The required parking for the Project is 282 spaces, per Table 30.04-2 of the Code, to include 9 accessible parking spaces as required. The total provided parking is approximately 488 spaces which includes 14 accessible spaces (4 of which are van accessible spaces). Each standard parking space is approximately 18' x 9' where 9' x 9' is otherwise required. Each accessible parking space is 20' x 9' where 10' x 8' is required and the van accessible spaces are 20' x 11' as required under Code.

- **Required EV Charging Spaces:** The total required EV Charging spaces is 17 EV-Capable spaces and 10 EV-Installed spaces per Table 30.04-5 of the Code, which is being provided as shown on the enclosed plans.

- **Required Bicycle Spaces:** The total required bicycle parking is 4 stalls, and 8 stalls are being provided (4 stalls at each building), as shown on the enclosed plans. Each bike rack will feature an inverted "U" in-ground bike rack with factory finish with a height of approximately 3' and width of approximately 2' as shown on the enclosed plan. Each bike rack will be spaced with a minimum of 3' between each rack and are located approximately 3'-6" apart.

- **Maximum Parking Permitted:** Section 30.04.04(D)(2)(I) of the Code allows up to 348 spaces (15% above the minimum requirement, excluding accessible parking and EV spaces per Section 30.04.04(D)(2)(II)), which includes 324 standard parking spaces, standard 14 accessible parking space, and 10-EV-installed spaces.

Enclosed herewith is a Parking Demand Study prepared by Kimley-Horn for the Project (the "Parking Demand Study"). The Parking Demand Study utilizes the Institute of Transportation Engineers ("ITE") parking general information report and, in particular, ITE Land Use Code 150. Pursuant thereto, the peak period parking demand for warehousing (85th percentile) is 1.11 parking spaces per 1,000 square feet. Utilizing this calculation, peak parking demand would be 678 parking spaces for the Project. Accordingly, the proposed parking is within the 85% parking demand calculated based upon ITE data. Moreover, the Parking Demand Study notes a parking ratio of 1 standard parking space per 1,000 square feet of industrial facility operations is consistent with industry standards. Such ratio has been utilized at similarly situated industrial projects within Clark County, as more fully detailed in the Parking Demand Study. If utilized for the Project, 611 standard parking spaces would be applicable to the Project. The Applicant proposes to increase parking spaces over the amount permitted by Code to better align the Project with industry standards, while concurrently utilizing the Property to its highest and best use.

- **Trash Enclosure:** There will be eight (8) trash enclosed provided on the Property, each as shown on the enclosed plans. Each trash enclosure will be approximately 11'-8" x 10'-10". The trash enclosures will be screened by a 6" concrete tilt wall and located on the interior of the site near the truck aprons, as shown on the enclosed plans. No gates are located within the drive aisle, nor will they obstruct the movement of vehicles.

- **Mechanical Equipment:** All mechanical equipment will be screened by a parapet, as shown on the enclosed plans.

- **Driveway Width:** Each two-way driveway will be approximately 37' measured from lip to lip where 36' is otherwise required, and the one-way driveways will be approximately 24' in width with a 5' island measured from lip to lip, where 12' feet is minimum otherwise required in accordance with the Uniform Standard Drawings 222.1. The proposed 5' side concrete media island will create a one-way driveway to mitigate concerns as it relates to public safety and/or potential driver confusion.

- **Fire Lane:** A 24' fire lane will be provided with a minimum 28' turn radius, as shown on the enclosed plans.

- **Sidewalks:** Detached sidewalks will be provided around the Property, as shown on the enclosed plans. Section 30.04.08(C)(5)(iii) of the Code requires attached sidewalks along frontages roads, which is applicable along Hidden Well Road. However, the Applicant is providing detached sidewalks along Hidden Well as provided on the enclosed plans in accordance with the request to maintain detached sidewalks along the entire Property. Certain areas will provide attached sidewalk in light of existing utilities, driveways and spandrel areas, as more particularly shown on the enclosed plans. The Applicant is requesting concurrently herewith, a vacation of the 5' feet of right of way to accommodate the detached sidewalks along Placid Street, Bermuda Road and Hidden Well Road.

- **Landscaping:** The landscaping provided will feature desert friendly landscaping to complement the contemporary design of the buildings and provide sufficient shade. The plant schedule shown on the enclosed landscaping plans is consistent with the recommended Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List. Detached sidewalks are being provided with a minimum 15' wide area of landscape consisting of 5' on each side of the 5' detached sidewalk.

A retaining wall will be provided along the northern, southern and a small portion at the southeast corner of the Property, as shown on the enclosed plans. The landscaping area along Hidden Well Road measured from the back of the sidewalk to the retaining wall is approximately 16' in excess of the 5' required. The landscaping area along Bermuda Road to the retaining wall is approximately 16' in excess of the 5' required landscaping, and the landscaping area provided along the north property boundary line to the retaining wall is approximately 22'-4" in excess of the required 15'.

- **Parking Lot Landscaping:** Each landscape finger island will include one (1) 24" box tree and other landscaping, as more particularly shown on the enclosed landscape plan, where one (1) large or medium tree is required every 6 parking spaces per Section 30.04.01(D)(8)(III)(a), and additional landscaping and trees provided in the various terminal islands, as more particularly shown on the enclosed landscape plan.

- **Tree Preservation:** The Applicant has assessed the existing trees on the Property to determine the feasibility of preserving the same in connection with the development of the Project. However, given the age and condition of the existing trees, only eight (8) of the trees qualifying significant trees per Section 30.04.01(D)(6)(I) of the Code are able to be preserved and used for the new Project at the Property. All existing palm trees are being removed (approximately 33). There are currently 61 trees that qualify under the Section 30.04.01(D)(6)(I) of the Code as a "significant tree" that are being removed from the Property, with a total caliper of 584-inches. However, trees with 3-inch calipers and greater are not commercially grown in large quantities by nurseries and growers. Therefore, it is not feasible for the Applicant to replace these 61 existing significant trees because there is not enough supply of similar trees to satisfy this requirement. Additionally, replacing these significant trees with the similar 3-inch caliper trees would not allow adequate space for the new trees to grow to natural and healthy full-size trees. For example, a large canopy tree (>30' diameter) is typically installed no closer than 30-foot on center. This distance allows room for growth over time. Notably, one (1) existing 25" caliper significant tree in a 900 square foot area that is to be removed would either need to be replaced with 25 – 1 inch caliper trees or 13 – 2-inch caliper trees, or 8 – 3-inch caliper trees. In each instance, 900 square feet is not sufficient to support planting such number of trees. Table 30.04-1 defines a large tree as having a canopy of more than 235 square feet and a height of 40 feet at maturity. Pursuant to the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List (the "Plant List"), the mesquite trees shown on the enclosed landscape plan are defined as a large tree, despite the fact a mesquite tree does not meet the height requirement contained in the Code. Although the mesquite tree is considered a medium tree pursuant to Code, it will have an equal or greater canopy coverage of 235 square feet, thus meeting the intent of creating shade for the area.

The Applicant proposes to address the loss of these 61 significant trees and mitigate the impacts in connection with the Project by replacing each of the 61 significant trees with new drought-tolerant trees of an equal or greater combined caliper to the lost significant tree as required under Section 30.04.01(D)(6)(III)(2). There will be adding approximately 257 new trees added with 2.5" – 3" calipers which otherwise satisfies the sustainability requirement by providing 10% more trees than required under Code. The total trees required for the Project is approximately 167 trees, as shown on the enclosed plans. As such, the Applicant is providing more trees and landscaping to satisfy Code requirements, and a total landscape area of 166,824 square feet, as more particularly shown on the enclosed landscape plan.

Standard 24" box container sizes and corresponding caliper sizes will be specified for each species according to the Arizona Nursery Association guidelines, which has established the industry standard for tree caliper per container size. The proposed approach will provide shade while conforming to industry standards to promote the full and healthy growth of the new trees.

- **Retaining Walls:** As noted above, a 9' maximum retaining wall is located along the northern portion of the Property, as shown on the enclosed plans. Screening is not required; however, a guardrail will be provided for fall protection on all retaining walls. A retaining wall along the southern portion of the Property spanning approximately 383' is located approximately 26' from back of back of curb, as shown on the enclosed plans. Lastly, there is a small retaining wall along Bermuda Road at the southeast corner approximately 52' in width, setback approximately 16' from the back of curb. Each of the proposed retaining walls is located outside the required setback per and also outside the required setback per Section 30.04.03(B)(1)(iv) and Section 30.04.03(B)(1)(i)(b). A 10'-maximum wall height is permitted per Section 30.04.03(B)(1)(ii)(3).

- **Sustainability:** The sustainability checklist is provided herewith, and the Project will feature seven (7) sustainability points as further detailed on the checklist.

Waiver of Development Standards

- **Reduction in Driveway Throat Depth:** The total parking provided for the Project is approximately 488 spaces, requiring a minimum throat depth of 150 feet per the Uniform Standard Drawing 222.1. However, each driveway will access or service a smaller portion of parking, as more particularly shown on the enclosed plans. Additionally, the primary central driveways will serve as the primary ingress/egress for the truck traffic at the Property and given the design the Project, the internal drive aisle will provide additional throat depth for the truck traffic, as more particularly shown on the plans.

- **Placid Street**

The Applicant is requesting a reduction in the throat depth required for each of the driveways off Placid Street to (1) 13'-3" for the northern driveway, and (2) 6'-8" for the southern driveway. The primary parking serviced from each the northern and southern driveways is less than 50% of the total parking provided for the Project. Placid Street is a dead-end road, and therefore, each of the driveways are not anticipated to generate high volumes of traffic based on the proposed land use. Additional throat depth is provided onsite through an extended internal drive aisles to the south and east, and landscape buffer areas have been provided between the driveways and the parking stalls.

- **Bermuda Road**

The Applicant is requesting a reduction on the throat depth required for each of the driveways off Bermuda Road to (1) 18'-10" for the northern driveway, (2) 6' for the central driveway, and (3) 13'-11" for the southern driveway. Again, the primary parking accessed by these driveways is far less than the total parking provided (i.e., 15 spaces, 34 spaces and 11 spaces), as shown on the enclosed plans. The northern driveway serves as the primary driveway to access the parking spaces for standard vehicles parking at Building B. The southern driveway serves as a secondary driveway to access the parking spaces for standard vehicles parking at Building A. No truck traffic is anticipated to utilize the northern or southern driveways. Additional throat depth is provided onsite through the extended drive aisles to the north and south, and landscape buffer areas have been provided between the driveways and the parking stalls. The central driveway will service as the primary truck access driveway to access the truck court on the interior of the site.

○ **Hidden Well Road**

The Applicant is requesting a reduction on the throat depth required for the driveway off Hidden Wells Road 26'-6". This driveway serves as the primary driveway to access the parking spaces for standard vehicles parking at Building A. No truck traffic is anticipated to utilize this driveway. Additional throat depth is provided onsite through the extended drive aisles to the north and south, and landscape buffer areas have been provided between the driveways and the parking stalls.

We appreciate your consideration of this Project. Please do not hesitate to contact me if you have any questions.

Sincerely,



Rebecca L. Miltenberger
Enclosures

33524551

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500111-BERMUDA INDUSTRIAL, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51
- Project Type: Warehouse and distribution
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision on a 30.51 acre site. The property is located along the north side of Hidden Well Road between Placid Street and Bermuda Road. The eastern portion of the site is currently developed with a vehicle rental facility which is proposed to be demolished. Access to the site is proposed to be provided by 2 driveways on Placid Street on the west side, 3 driveways on Bermuda Road on the east side, and 1 driveway on Hidden Well Road on the south side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Bellway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment of various easements and portions of right-of-way is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.com

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

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


Property Owner (Signature)*

Mark Baker, Manager
Property Owner (Print)

4/28/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400075 (WS-23-0078)-WOW BUILD CO ONE, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the number of freestanding signs.

DESIGN REVIEW for a freestanding sign in conjunction with a proposed retail center on a 1.9 acre portion of 4.1 acres in a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012; 176-21-217-001 through 176-21-217-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of freestanding signs along Blue Diamond Road to 2 where 1 per street frontage is permitted by Table 30.72-1 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road (portion)
- Site Acreage: 1.9 (portion)/4.1 (overall site)
- Project Type: Freestanding sign
- Sign Height (feet): 25
- Square Feet: 170 (proposed)/370(total)

History & Request

The vehicle wash and shopping center structures proposed on the subject site were originally approved in October 2018 through UC-18-0617 for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure on APN 176-21-201-012. In May 2023, WS-23-0078 was approved allowing an additional freestanding sign on the subject site, including the existing shopping center to the east. The shopping center that was approved through UC-18-0617 was allowed to expire and was re-entitled through UC-24-0463 in January 2025. This new application provided a new larger and more setback vehicle wash, and a drive-thru restaurant. The applicant is now requesting an extension of time to WS-23-0078 to allow additional time to commence and complete their proposed freestanding sign.

Site Plan

The approved plan depicts an approved retail center on the southeast corner of Blue Diamond Road and Durango Drive. The plans showed 3 buildings were proposed on the site, a vehicle wash in the northwest corner, a drive-thru restaurant in the northeast corner, and a retail building in the southern portion of the site. Parking was shown to be distributed throughout the site, next to and between the proposed buildings. Cross access was provided to the commercial center to the east through an existing driveway in the northeast portion of the site. Street landscaping was shown with a 15.5 foot landscaping strip along Durango Drive, which included a detached sidewalk, and a 16 foot landscaping strip along Blue Diamond Road. The freestanding sign that was the subject of this request was shown in the northwest corner of the site. It was shown to be set back 10 feet from Blue Diamond Road, approximately 80 feet from Durango Drive, and approximately 33 feet from the vehicle wash, which was the nearest structure on the site. The plans indicated the sign would be located within the landscaping strip and at least 2 feet of the landscaping area would surround the base of the sign. The plans indicated the proposed freestanding sign was 315.5 feet away from the next closest freestanding sign, which was a gasoline pricing sign that was located on the property to the east. Since there was cross access shared between the 2 commercial centers, it was treated as 1 overall shopping center for calculating signage.

UC-24-0463 changed the plans with this new application providing a new larger and more setback 4,459 square foot vehicle wash located in the central portion of the and a 900 square foot drive-thru restaurant to the west of the vehicle wash building. The site circulation and access points remained the same as the originally approved plans with landscaping also remaining like the originally approved application. As a result, the new application had no effect on the previously approved signage with the freestanding sign remaining in its originally approved location.

Signage

The approved plans depict a freestanding sign with an overall height of 25 feet. The design of the sign is contemporary in nature with a 7.8 foot wide and 3.25 foot deep support structure decorated with stucco and beige paint. On the street side of the support structure is a 13 foot high, 6.6 foot deep, and 3.25 foot wide internally illuminated tenant sign cabinet with space for 6 tenant signs. The cabinet is painted brown with perforated metal finishing above and below the cabinet. The freestanding sign is capped with a 3.25 foot wide brown painted, flat roof. The overall area of the sign is 170 square feet.

Based on building records (BD14-7660), the first existing freestanding sign on the overall site was an existing gasoline station pricing sign located on APN 176-21-217-001 and was associated with the convenience store and fuel station located on that parcel. It was 34.5 feet tall with 2 pricing boards and an overall square footage of 200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0078:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

Since the original approval of the freestanding sign, the site was sold to the current applicant. A revised layout of the approved car wash, and addition of the drive-thru, was submitted and approved by the Board of County Commissioners. The Applicant is now in the process of civil review and expects to begin construction within the next 12 months. Therefore, the Applicant is requesting a two year extension of time of the freestanding sign to ensure they are entitled with appropriate signage once construction commences.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500071	1 lot commercial subdivision map	Approved by PC	May 2025
UC-24-0463	Reestablished the previously approved vehicle wash and permitted a new shopping center and restaurant	Approved by BCC	January 2025
WS-23-0078	Permitted a new freestanding sign and increased the number of freestanding signs to 2 within the shopping center	Approved by PC	May 2023
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	December 2022
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	March 2021
UC-18-0617	Retail building, restaurant with drive-thru, vehicle wash, and water vending structure -expired	Approved by BCC	October 2018
ZC-1364-06 (ET-0075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0384-08 (ET-0068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

*Land use history is for the subject portion (APN 176-21-201-012) only.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-Use	CG	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds while there have been some changes to the proposed uses and layout of the subject site, the site still primarily contains a vehicle wash along with a restaurant. The site changes also do not appear to affect the location and design of the freestanding sign that is the subject of this request. Thus, there has not been a substantial change on the site. Additionally, no substantial changes have occurred in the surrounding area or to the applicable regulations. Staff also finds the applicant has submitted for a building permit for the proposed freestanding sign through BD23-37964, which has not been issued yet as a building permit for a primary structure on the site has not been issued. The applicant, however, submitted building permits for the restaurant building (BD23-03524) and the vehicle wash building (BD25-26488). The presence of these permits indicates the applicant is making progress towards the commencement of the proposed structures on-site and the proposed freestanding sign. Additionally, the site changes approved through UC-24-0468 resulted in additional time needed to complete the public hearing process and thus delayed the completion of permits for the construction of the primary on-site structures. Given these permits, the lack of substantial changes to the site and the surrounding area, and that this is the first extension of time for this application, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 16, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): ET-25-400075

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/19/2025 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>

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
(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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17621201012

PROPERTY ADDRESS/ CROSS STREETS: Durango/Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time (WS-23-0078)

PROPERTY OWNER INFORMATION

NAME: Wow Build Co One, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: ST Enterprises, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 7027927000 CELL _____ EMAIL: _____

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

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

DocuSigned by:

Todd Bender

Todd Bender

2/13/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

ACCEPTED BY _____

DATE _____

FEES _____

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

June 4, 2025

VIA ONLINE SUBMITTAL

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

Re: Justification Letter – First Extension of Time (WS-23-0078)
APN: 176-21-201-012
Blue Diamond and Durango

To Whom It May Concern:

Please be advised our office represents S.T. Enterprises, LLC (the “Applicant”) in the above-referenced matter. The project is located at the southeast corner of Blue Diamond and Durango, more particularly described Assessor’s Parcel Number 176-21-201-012 (the “Site”). The Site was previously approved, via application UC-24-0463, for a car wash and drive-thru. The Applicant is requesting a first extension of time for the corresponding freestanding sign approved via WS-23-0078.

Since the original approval of the freestanding sign, the Site was sold to the current Applicant and property owner. A revised layout of the approved car wash, and addition of the drive-thru, was submitted and approved by the Board of County Commissioners. The Applicant is now in the process of civil review and expect to begin construction within the next 12 months. Therefore, the Applicant is requesting a two-year extension of time of the freestanding sign to ensure they are entitled with appropriate signage once construction commences.

Thank you in advance for your time and consideration. Please let me know if you have any questions or need any additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:

USE PERMIT for a proposed gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-031; 176-19-601-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the departure distance for a driveway along Fort Apache Road to 133 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 30% reduction).
b. Reduce the departure distance for a driveway along Serene Avenue to 81 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).
2. Reduce the approach distance for a driveway along Fort Apache Road to 42 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 72% reduction).
3. a. Reduce the throat depth for a driveway along Fort Apache Road to 17 feet, 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
b. Reduce the throat depth for a driveway along Serene Avenue to 16 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.60
- Project Type: Proposed commercial center consisting of a smog check station, vehicle wash, convenience store, and gas station

- Number of Stories: 1 (maximum)
- Building Height (feet): 22 (proposed convenience store)/29 (proposed vehicle wash)/17 (proposed gasoline canopy)/13 (proposed smog kiosk)
- Square Feet: 5,225 (proposed convenience store)/3,600 (proposed vehicle wash)/6,380 (proposed gasoline canopy)/70 (proposed smog kiosk)
- Parking Required/Provided: 35/36
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a 3.60 total acre site within the subject parcels located on the southwest corner of Blue Diamond Road and Fort Apache Road. Access to the site is from Blue Diamond Road, Fort Apache Road, and Serene Avenue. The plan depicts 4 proposed buildings: a retail building (convenience store), vehicle wash building, gasoline canopy, and a smog check station located on the east half of the development. A pad site for a future restaurant building is situated at the west end of the development on APN 176-19-601-031 and is not a part of this request. The site plan depicts the following:

Southern portion of the site:

- The convenience store is located on the southwest corner of the southernmost portion of the site and is set back 17 feet from the west property (adjacent to an existing residential use) and 46 feet from the south property line (adjacent to Serene Avenue).
- East of the proposed convenience store, the plans depict a proposed gasoline canopy with 8 fuel pumps. The proposed gasoline canopy is 69 feet from the east property line (adjacent to Fort Apache Road) and 71 feet from the south property line (adjacent to Serene Avenue).
- The fuel canopy is located 144 feet from the nearest residence to the south of the site, thus requiring a use permit.
- The proposed smog check station is located east of the proposed gasoline canopy and is set back 22 feet from the east property line.

Northeast portion of the site:

- The proposed vehicle wash building including the proposed vacuum stalls are located on the northeast corner of the overall site. The proposed vacuum stalls will be located south of the vehicle wash building.
- The vehicle wash building is set back 96 feet from the west property line, 39 feet from the north property line, and 60 feet from the east property line.

Parking spaces for the convenience store are located north and east of the building. The remaining parking spaces are located along the south property line adjacent to Serene Avenue, and east of the future pad site (for the future restaurant) on APN 176-19-601-032. The trash enclosure is located along the north side of the subject site and west of the vehicle wash building.

Landscaping

The plan depicts a 10 foot wide landscaping strip along the existing channel parallel with Blue Diamond Road. An attached sidewalk on Blue Diamond Road is provided. A detached sidewalk with 5 foot wide landscape strips on each side of the detached sidewalk is shown along Fort

Apache Road and Serene Avenue. Large trees are provided along the streets and are spaced 30 feet apart. A minimum of 4 foot wide landscape buffer with single rows of shrubs runs along the south side of APN 176-19-601-032 and the west side of APN 176-19-601-031.

Elevations

The elevations depict the proposed buildings consisting of a single-story convenience store with an overall height of 22 feet, a 17 foot high gasoline canopy, a 29 foot high vehicle wash building, and lastly, a 13 foot high smog check station.

The buildings feature a modern style of architecture with a flat roof and variations in roof height of 2 feet as part of the parapet return for the convenience store. The vehicle wash building depicts modern architecture, featuring flat roofs on the north and south elevations and varying roof heights on the west and east elevations. The materials are mostly stucco, metal panels, and concrete masonry units. The gasoline canopy features a flat roof, and the proposed materials are mostly metal accent strips and a combination of plaster finish and stone veneer as the supporting posts. Lastly, the smog check station features a modern style of architecture with a flat roof with plaster material, trim, and stone veneer.

Floor Plans

The plans depict the convenience store, with an overall area of 5,225 square feet. The plan includes a gasoline canopy with an overall area of 6,380 square feet. The plans also include a vehicle wash that has overall area of 3,600 square feet and a smog check station has an overall area of 70 square feet.

Applicant's Justification

Due to a lack of accessible refueling options in the vicinity of the subject site, establishing a gas station at this location will benefit nearby residents and commuters. The applicant seeks a use permit to enable the placement of a canopy and gas pumps near the residential zoning district. Waivers of development standards requests a reduction in throat depth and departure distance along Fort Apache Road and Serene Avenue. A waiver reduction of the approach distance on Fort Apache Road. The applicant did not specify the justification of the requested waivers.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0226-14	Reclassified the site from H-2 to C-2 zoning and a design review for mini-storage, recreational vehicle storage, and truck rental facility - design review portion - expired	Approved by BCC	June 2014

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	H-2 & RS2	Single-family residential detached development & single-family residential attached development
East	Corridor Mixed-Use	CG	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & H-2	Single-family residential detached 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 Permit

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.

Title 30 states that in the Urban Area, canopies and fuel pumps shall not be within 200 feet of any area subject to Residential Adjacency. This is to ensure that factors such as air quality, lighting, and noise pollution from the gasoline station is maintained at a minimum when adjacent or abutting to a residential use. The use permit request to reduce the required separation from the residential development to the south contradicts this reasoning. As such, this request is a self-imposed hardship; the site could potentially be redesigned to relocate the gasoline station canopy further to the north side of the site and the convenience store to the southeast side of the site. Doing so would increase the separation between the existing residential development and the gas station canopy while providing a physical buffer for the gasoline canopy. In this case, the use permit could potentially be eliminated. Therefore, staff cannot support this request.

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.

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.

Generally, a development poses the opportunity to provide visually appealing architecture and needed services for surrounding communities. Staff finds that the design of the convenience store, vehicle wash, gasoline canopy, and smog check station provide multiple architectural features meeting the intent of Title 30. However, the single row of trees and the landscape buffer width of less than 15 feet makes the landscape buffer along the south side of APN 176-19-601-032 and the west side of APN 176-19-601-031 incompatible to Title 30 standards. Instead of providing trees in the landscape buffer, shrubs are provided; and they do not screen the proposed convenience store, and the future restaurant pad from the adjacent parcel. The landscape materials provided in the landscape buffers are very sparse. Furthermore, if the site is re-designed, as previously stated, the use permit may be eliminated and the required buffering and screening can be achieved. As such, staff does not support the use permit and waivers of development standards requests for this project; therefore, staff cannot support this request.

Waiver of Development Standards #1

Staff cannot support the reduction of the departure distances along Fort Apache Road and Serene Avenue. Staff has concerns with the traffic coming off of Blue Diamond Road as well as the residential traffic to the east, west and south being in conflict with movements from both of the commercial driveways on Fort Apache Road and Serene Avenue.

Waiver of Development Standards #2

Staff has concerns with the traffic coming off of Blue Diamond Road as well as the residential traffic to the east, west and south being in conflict with movements from the commercial driveway on Fort Apache Road. Therefore, staff cannot support the request to reduce approach distance.

Waiver of Development Standards #3

Staff finds that the reduced throat depth for the driveway on Fort Apache Road and Serene Avenue will also result in on street stacking of vehicles. Since Fort Apache Road is an arterial street and Serene Avenue is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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; 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 45 feet from the back of curb for Fort Apache Road, 35 feet from the back of curb for Serene Avenue and 35 feet from the back of curb and a portion of a hammerhead for Chieftan Street and associated spandrels.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0485-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMID PANAHI

CONTACT: HAMID PANAHI, HP ATELIER, 9520 LOST GROVE ROAD, RIVERSIDE, CA 92508



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): UC-25-0471

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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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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.
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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
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INDIAN SPRINGS

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715 Gretta Lane, Indian Springs

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Whitney Recreation Center
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Mallory Cristales, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176 -94601-03 1
176-19-601-032

PROPERTY ADDRESS/ CROSS STREETS: SWC of Blue Diamond Rd and Ft Apache

DETAILED SUMMARY PROJECT DESCRIPTION

Planning a Circle K gas station with about 5,225 sq. ft. of market.
A 120-foot Tunnel car wash with 22 vacume stalls
A smog check kiosk
A pad for future 2,400 sq. ft. pad

PROPERTY OWNER INFORMATION

NAME: New Chapter Enterprises LLC

ADDRESS: 9102 Imperial Castle Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-274-2004

CELL

EMAIL: iacone@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Hamid Panahi

ADDRESS: 9520 Lost Grove Rd

CITY: Riverside

STATE: CA

ZIP CODE: 92508

REF CONTACT ID #

TELEPHONE: 408.666.9001

CELL 702.384.4446

EMAIL: hp@hpatel.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Hamid Panahi

ADDRESS: 9520 Lost Grove Rd

CITY: Riverside

STATE: CA

ZIP CODE: 92508

REF CONTACT ID #

TELEPHONE: 408.666.9001

CELL 702.384.4446

EMAIL: hp@hpatel.com

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

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

Property Owner (Signature)*

John Iaconetti

Property Owner (Print)

Jan 22, 2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AL

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ W C

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

TAB/CAC LOCATION

DATE

Friday, April 25, 2025

John Iaconetti
New Chapter Enterprises LLC

9102 Imperial Castle Ct.
Las Vegas, Nevada 89147
iacone@yahoo.com
702-274-2004

Clark County Comprehensive Planning Dept.
500 South Grand Central Parkway
Las Vegas, Nevada, 89115

RE: APR-24-101149, Design Review and Required Approvals for Proposed Development at (APN # 176-19-601-031 & 032)

Justification Letter

To whom it may concern,

I am requesting a Design Review for a planned Circle-K gas station with a 5,225 sq. ft. market, a tunnel carwash with 22 vacuum stations, a pad for a future 2,400 sq. ft. restaurant, and a smog kiosk at the intersection of Fort Apache Road and Blue Diamond Road in Las Vegas. I am seeking the following use permit and the waivers of development standards:

1. Use permit for a gas station featuring canopies and fuel pumps located 144' from the residential zone district where 200' is required.
2. Waiver of standards for 9'-0" throat dept reduction where 25' is required on the east side of West Serene driveway.
3. Waiver of standards for 7'-6" throat dept reduction where 25' is required on the north side of Fort Apache driveway
4. Waiver of standards for 57'-0" reduction of departure distances where 190' is required on Fort Apache.
5. Waiver of standards for 108'-0" reduction of approach distances where 150' is required on Fort Apache.
6. Waiver of standards for 109'-0" reduction of departure distances where 190' is required on West Serene.

The addition of a gas station at this location will provide much-needed convenience for residents and commuters in the area. Currently, there is a noticeable lack of accessible refueling options in this vicinity, which often forces residents to travel long distances to refuel their vehicles. By establishing a gas station here, we can reduce traffic congestion and decrease the carbon footprint associated with unnecessary driving.

The proposed development meets the applicable use conditions for vehicle washing and vehicle maintenance (smog check).

A carwash facility and a smog check kiosk integrated with the gas station will promote vehicle maintenance and cleanliness among residents and visitors alike. This amenity will contribute positively to the aesthetic appeal of our neighborhood by ensuring that vehicles are regularly cleaned, thereby enhancing the overall cleanliness and attractiveness of the area.

Furthermore, the proposed development aligns with the county's economic development goals by potentially creating new employment opportunities for the local residents. The construction phase alone will generate temporary jobs, while the operational phase will provide long-term employment opportunities in retail, maintenance, and customer service roles.

In terms of environmental impact, modern gas stations are designed with state-of-the-art technologies that prioritize environmental sustainability. Measures such as vapor recovery systems and water recycling in the carwash process will ensure that the development meets stringent environmental standards and minimizes any adverse effects on our community.

Lastly, I believe that the proposed gas station and carwash will contribute positively to the local economy by attracting additional businesses and customers to the area. This development has the potential to serve as a catalyst for further commercial growth along Fort Apache Road and Blue Diamond, enhancing the vibrancy and economic viability of our neighborhood.

In conclusion, I ask the County Planning Department to approve the development of this project at S.W.C. of Fort Apache Road and Blue Diamond Road.

Sincerely,

John Iaconetti

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-30-801-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the drainage study requirements where required per Section 30.04.08B.
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Valley View Boulevard where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Hinson Street where required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Cactus Avenue where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 15.75
- Number of Lots: 2
- Project type: Proposed 2 lot parcel map

Site Plan & Request

The minor subdivision map indicates that the site will be divided into 2 parcels. The site is located at the northwest corner of Cactus Avenue and Valley View Boulevard. The intent of the parcel map is to create separate legal parcels for sale. Lot 1 along the north side of the site is 7.44 acres and is a part of a single-family residential development that is in process (ZC-25-0517, TM-25-500128, and VS-25-0518). Lot 2 will potentially be utilized for commercial purposes in the future.

The applicant is requesting to waive the drainage study and the requirements for off-site improvements along Cactus Avenue, Hinson Street, and Valley View Boulevard associated with a Minor Subdivision Map (MSM-25-600014) that is in process with the Clark County Mapping Team.

Applicant's Justification

The applicant states their clients are proposing to subdivide the parcel into 2 separate parcels. The proposed waivers will allow future users to determine the overall configuration of the individual lots, and it will lessen the disturbance to the traffic in the area, since utility and driveway openings have not been fully configured/realized at this time. If the required off-site improvements were installed prior to the parcel map recording, the future tenants of the parcels would need to tear up the roadways again to install utility connections and to remove the sidewalk, curb and gutter to allow for driveway entrances. The exact configuration of development on the site is not fully realized yet and the applicant would like to waive the installation of the off-sites and the drainage impact analysis to follow with the future development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0006	Waiver of development standards to waive water connection in conjunction with a minor subdivision on 32.1 acres	Approved by PC	February 2020
WS-19-0790	Waive requirements for a drainage study and off-site improvements in conjunction with a minor subdivision map MSM-19-900041	Approved by BCC	November 2019
ZC-19-0390	Reclassified 15.7 acres to R-2 zoning for a single-family subdivision	Approved by BCC	August 2019
TM-19-500106	126 lots	Approved by BCC	August 2019
VS-19-0461	Vacated and abandoned right-of-way and easements	Approved by BCC	August 2019
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL districts to CG and RS districts with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (NPO-RNP)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & R-2	Single-family residence & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Neighborhood Commercial; Urban Neighborhood; & Residential Low (up to 3.5 du/ac)	RS20, CG, & RM-18	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped & single-family residences

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works – Development Review

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.

Public Works - Development Review

Waiver of Development Standards #1

A drainage study is necessary to identify the need for drainage easements within the new lots being created by MSM-25-600014. The applicant states that a drainage study will be prepared with future development. The issue is that without creating the drainage easement at the same time the lots are created, a future owner could be left with a disproportionate share of the burden dealing with a lot that has drainage issues. Therefore, staff cannot support this waiver.

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROSHI 27, LLC & LEXILAND, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): WS-25-0477

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

Date: 7/30/2025

Location: Refer to listing on other side

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PLANNING COMMISSION (PC)

Date: N/A Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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*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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

A Commercial Subdivision
- Design Review, Wavier of Development Standards.

PROPERTY OWNER INFORMATION

NAME: Roshi 27 LLC & Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Roshi 27 LLC & Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551 CELL _____

EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]

Property Owner (Signature)*

KHUSROW ROOHANI

Property Owner (Print)

04/22/25

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

A Commercial Subdivision
- Design Review, Wavier of Development Standards.

PROPERTY OWNER INFORMATION

NAME: Roshi 27 LLC & Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Roshi 27 LLC & Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____

TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Daniel Krane
Property Owner (Print)

4-24-2025
Date

DEPARTMENT USE ONLY:

☐ AC
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OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

DATE _____

April 8, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Design Review and Waiver of Development
Standards (MSM-25-600014).
(APN:177-30-801-031)**

To Whom it May Concern,

On behalf of our clients, ROSHI 27 LLC and LEXILAND LLC, we respectfully request a Design Review and Waiver of Development Standards as listed below to the requirements of Title 30 and to the Parcel Map review that has been completed by the Survey/Map Team under MSM-25-600014. The site is located at the Northwest corner of Cactus Avenue and Valley View Boulevard. The property is more particularly described as APN: 177-30-801-031.

Our clients are proposing to split the single parcel into two lots (Lot 1 on the north and Lot 2 on the south). The purpose of the parcel map is not for development, but rather to create separate legal parcels for sale. They have multiple tenants interested in the overall site which has frontage to Cactus Avenue, Hinson Street and Valley View Boulevard for future commercial uses and Valley View Boulevard for future residential subdivision. The waivers will allow future users to determine the overall configuration of the individual lots, and it will lessen the disturbance to the traffic in the area, since utility and driveway openings have not been fully configured/realized at this time. If the required offsites were to be installed prior to the parcel map recording the future tenants of the parcels would need to tear up the roadways again to install utility connections and to remove the sidewalk, curb and gutter to allow for driveway entrances. This would require the interruption of traffic in the area twice, which would directly affect the residents of the area. Instead, we request that offsite development, including drainage studies, be required with future land use applications. Since the parcel currently has two separate planned land uses consisting of Corridor Mixed Use and Mid Intensity Suburban Residential, with an existing zoning of RS20, any future development will require additional land use applications.

Design Review

1. To allow single-family residential access to an arterial street, where Title 30.04.09B.5 prohibits such access unless the arterial or collector street is the only means of access to a residential lot. Due to the existing RS20 zoning Lot 1 being created with the parcel map will require access to Valley View Boulevard.

As stated previously, the parcel map is only intended to create legal parcels for sale, not for single lot development, so this is intended to be a temporary condition. Future land use applications will identify final development plans for the parcels.

Waiver of Development Standards

1. To waive the requirements of a drainage impact analysis for the parcel map as required by Title 30.04.08.B.1 and by the Parcel Map Review Letter (MSM-25-600014) "Comment #4 – Drainage study and compliance is required. Drainage study must be approved prior to the technical review submittal."
2. To waive full off-site improvements (curb & gutter, sidewalk, streetlights, landscaping and paving) along Valley View Boulevard, Hinson Street and Cactus Avenue where required per Chapter 30.04.08.C. and by the Parcel Map Review Letter (MSM-25-600014) "Comment #5 – Full off-site improvements are required for Valley View Boulevard, Hinson Street and Cactus Avenue. Street improvement plans must be prepared by a civil engineer and submitted to Clark County Development Review for review prior to technical review submittal. Improvement plans must be approved and bonded or constructed prior to minor subdivision map Mylar submittal."

These conditions and requirements, in of themselves, are not an issue when the development occurring is included with the proposed parcel map. However, since the exact configuration of development on the site is not fully realized yet, our client would like to waive the installation of the off-sites and the drainage impact analysis to follow with the future development of the parcels.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0478-TFC MOUNTAINS EDGE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.

DESIGN REVIEW for a commercial development on 3.88 acres in a CG (Commercial General) Zone.

Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-701-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow drive-thru lanes 159 feet from a single-family residential development to the west where a minimum of 200 feet is required per Section 30.04.06E (a 21% reduction).
2. Allow non-evergreen trees within the buffer landscaping where evergreen trees are required per Section 30.04.03C.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.88
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 30 (retail building A)/30 (retail building B)/30 (restaurant #1)/30 (restaurant #2)
- Square Feet: 11,500 (retail building A)/2,750 (retail building B)/2,500 (restaurant #1)/2,500 (restaurant #2)
- Parking Required/Provided: 105/105
- Sustainability Required/Provided: 7/7

History & Site Plan

The site is a 3.88 acre parcel located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard. The site can be accessed via a single driveway off Mountains Edge

Parkway and 2 other driveways along Rainbow Boulevard. WS-25-0152 was originally approved for a gas station, retail building, and daycare center.

The proposed plan depicts 4 buildings (2 retail and 2 restaurants) on the subject site, north of a previously approved daycare building. Restaurant #1 is set back 28 feet from the north property line. Retail building B is just south of Restaurant #1 and is set back 31 feet from the east property line. Restaurant #2 is set back 36 feet from the east property line and is centrally located on the site. Retail building A is set back 35 feet from the west property line. The proposed location of the drive-thru lanes will be along the east side of the property, between the restaurant buildings and Rainbow Boulevard. However, the entry and exit points of the drive-thru are located on the south sides and north sides of the restaurant buildings, respectively. The entry and exit points are located within 200 feet of a residential district located on the west side of the site. The trash enclosures are proposed at 3 locations. The previously approved daycare facility is located on the southern half of the parcel, which will remain unchanged. The development requires 105 parking spaces, which are provided.

Landscaping

A 15 foot wide landscape area is located behind the proposed 5 foot wide attached sidewalk along Mountains Edge Parkway, except for the area where existing public utility appurtenances are located and cannot be relocated where the sidewalk is attached to the curb. A 10 foot wide landscape area is located behind a 5 foot wide attached sidewalk at the northeast corner of the site adjacent to the proposed bus turnout along Rainbow Boulevard. The remaining portion of the street with 15 foot wide landscape area along Rainbow Boulevard consists of two, 5 foot wide landscape areas on both sides of a 5 foot wide detached sidewalk. Medium trees are planted 20 feet apart. A waiver has been requested to modify the buffering and screening per Section 30.04.03C to change the tree materials to include non-evergreen trees along the west and south property lines.

Elevations

The buildings are 30 feet in height and feature a modern style of architecture with flat roofs and variations in roof height. The proposed materials are mostly stucco, with stone veneer, concrete masonry units, trim, aluminum storefront windows, metal, and awning shades above the windows and door.

Floor Plans

Retail building A measures 11,500 square feet, retail building B measures 2,750 square feet, and the restaurant buildings measure 2,500 square feet each. The retail buildings will have tenant spaces and will be divided into individual suites in the future.

Applicant's Justification

The applicant requests to modify the previously approved waiver of development standards and design review (WS-25-0152), which approved a gas station with a convenience store and a day care center with proposed retail buildings and restaurants. This request includes reducing the distance of the proposed drive-thru to less than 200 feet from the residential development to the west. A waiver request for buffering and screening to allow non-evergreen trees within the required buffering and screening along the west and south property lines. The applicant states the

landscape buffers provide 2 rows of trees. The proposed retail and restaurant uses are similar to what was already approved on-site and will be compatible with the surrounding area; they may be less intense than the previously approved gas station.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0349	Vacated a portion of right-of-way	Approved by PC	July 2025
VS-25-0151	Vacated easements and right-of-way	Approved by BCC	April 2025
WS-25-0152	Waivers of development standards and design reviews for a retail building, gas station, daycare facility, and alternative landscape	Approved by BCC	April 2025
TM-25-500036	1 lot commercial subdivision	Approved by BCC	April 2025
ZC-0541-09	Reclassified 3.8 acres from R-E to C-1 zoning for a future commercial development	Approved by BCC	October 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
East	Business Employment	IP	Convenience store with gas station & tavern
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of the residential adjacency requirement is to promote compatible transition between land use areas of differing intensities and reduce negative impacts that may occur when higher-intensity development is located near residential zoning districts. The requested waiver is inconsistent with Policy 1.4.5 of the Master Plan, which seeks to standardize requirements for development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Staff finds the request to reduce the distance of the proposed drive-thru is a self-imposed hardship; therefore, staff recommends denial.

Waiver of Development Standards #2

The intent of the buffering and screening is to reduce the impacts of uses and activities on neighboring properties by creating a visual and physical buffer. The requested waiver does not align with Policy 1.4.5 of the Master Plan, which aims to set clear rules for buffers and changes in development to lessen the effects of more intense uses next to existing or planned residential neighborhoods. This policy emphasizes the importance of maintaining the character and livability of residential areas while allowing for appropriate development. There is sufficient space within the landscape buffer to accommodate the required number of trees and there is no reason that the trees cannot be evergreen. Therefore, staff recommends denial.

Design Review

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

The proposed retail and restaurants are compatible with the development in the surrounding area. The site's proposed development sits on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard, 2 heavily trafficked roads. Currently, a similar development is across the street on the southeast corner of Mountains Edge Parkway and Rainbow Boulevard. Site access and circulation has not changed from the previous approval and should not negatively impact adjacent roadways or neighborhood traffic. However, approval of the design review is contingent upon the approval of the waiver of development standards, and since staff is not supporting the drive-thru distance waiver, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0016-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MEQ HOLDINGS, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): WS-25-0478

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/19/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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
(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.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-27-701-007

PROPERTY ADDRESS/ CROSS STREETS: Mountains Edge/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Commercial shopping center.

PROPERTY OWNER INFORMATION

NAME: T F C MOUNTAINS EDGE L L C

ADDRESS: 6770 South 900 East, Suite 300

CITY: Midvale

STATE: UT

ZIP CODE: 84047

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: MEQ Holdings, LLC

ADDRESS: 10695 Dean martin, Dr., Suite 2180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive , Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702792-7085

CELL _____

EMAIL: _____

*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.


Property Owner (Signature)*

TFC Mountains Edge LLC, Elliott Smith, Manager

Property Owner (Print)

May 12, 2025

Date

DEPARTMENT USE ONLY:



AC



AR



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PUDD



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VS



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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

June 25, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Design Review

To Whom It May Concern:

Please be advised this office represents MEQ-Holdings, LLC (the “Applicant”) as it relates to 2.88 acres on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard, more particularly described as *a portion of* APN: 176-27-701-007 (the “Site”). The Site is a vacant parcel that is currently zoned Commercial General (CG) and master planned Neighborhood Commercial (NC).

For background, land use applications for a proposed commercial shopping center at the Site were approved on April 2, 2025, including design reviews for a retail building, gas station, and day care facility. (See NOFAs for VS-25-0151; WS-25-0152 & TM-25-500036). The subject parcel will be mapped in the future separating the southern portion of the Site on which an approved daycare facility is located from the rest of the Site. The approved daycare facility will be developed separately according to the previous approval (WS-25-0152). The design review below concerns only the remaining northern portion of the Site.

DESIGN REVIEW

The Applicant requests the following design review to modify only a portion of the previous approval. The two access points, one off of Mountains Edge and one off of Rainbow Boulevard, will remain in place for purposes of this design review. The additional, southern access point from Rainbow Boulevard will remain in place, however, it is not part of this request. The largest building will be an 11,500 SF retail building central to the Site (“Retail A”). A 2,500 SF quick service restaurant with a drive-thru (“QSR #1”) and 2,750 SF retail building (“Retail B”) in the northeast portion of the Site. A second 2,500-SF QSR building with a drive-thru is located in the southeast portion of the Site. The total proposed building area is approximately 19,250 SF.

The maximum building height is 29’-2” to the top of the parapet where 50 feet is permitted in the CG zoning district. The proposed elevations will be constructed with concrete masonry, stucco, seem roofing, metal coping, stone veneer/trim, clear insulated glazing, and aluminum storefront systems in neutral colors.

The required landscaping is provided along the western boundary line with an intense, 15-foot-wide landscape buffer consisting of a double row of trees, mirroring the previous approval (WS-25-0152) which widens to 18 feet directly behind building Retail A. The required street frontage landscaping is also provided along Mountains Edge Parkway and Rainbow Boulevard, including the detached sidewalks along the same. Please note that a separate application for a vacation of portions of the right-of-way by the previous applicant has been submitted to accommodate for the detached sidewalks.. This is a condition of approval of WS-25-0152.

Further, the required landscaping is provided in the parking lot finger islands as required by code. Pedestrian connectivity is also provided on Site via concrete walkways. Three trash enclosures are provided, one north of "Retail A"; one directly north of the day care facility; and one in the southeast corner of the site near Rainbow Boulevard. All enclosures meet the separation distance of 50' from residential property lines. The undeveloped Site has an existing 8' block wall along the western boundary line which will remain in place.

The Applicant also meets the required parking as 105 parking spaces are provided where 105 are required. Since parking is shared, the parking calculation includes the previously approved for the daycare facility that is not part of this application. Additional bicycle, ADA and loading zone parking is provided on Site. Full off sites along Mountains Edge and Rainbow will be constructed, including the previously approved detached sidewalks. The proposed throat depths, departure and approach distances appear to meet the requirements in Clark County Standard Drawing 222.1. The Site also meets the 7 required sustainability points.

Although this design is modified compared to the previous approval, the proposed retail and restaurant uses are similar to what was already approved on Site and will be compatible with the surrounding area. It may even be less intense than the previously approved gas station.

Design Review – Alternative Landscaping

The Applicant requests a design review for alternative landscaping to include the medium sized trees planted 20' O.C. along both street frontages and within the landscape buffer along the western property line. This is consistent with the medium trees recently approved via WS-25-0152.

WAIVERS OF DEVELOPMENT STANDARDS

1. Residential Adjacency - Drive-Thru

The Applicant requests a waiver for residential adjacency per Section 30.04.06E.2, which requires a separation distance of 200-feet between residential and a drive-thru unless separated by a primary building. Here, there are two driveways proposed for buildings QSR #1 and QSR #2, both of which are partially obstructed by building Retail A. Although these driveways are less than 200 feet in distance from the western property line, it is still separated by a minimum 15-foot-wide landscape buffer consisting of a double row of trees, drive aisles and parking stalls.

There is adequate separation from the abutting residential development to the west. Further, the menu board/talk box for QSR #2 is partially obstructed by building Retail A and is situated facing the eastern boundary line and Rainbow Boulevard. The menu board/talk box for QSR #1 also faces the eastern boundary line and Rainbow Boulevard and not the residential.

Thank you for your consideration and please do not hesitate to reach out with any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Elisabeth E. Olson', with a stylized, cursive script.

Elisabeth E. Olson

EEO/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0487-PARADISE SPA OWNERS ASSN:

ZONE CHANGE to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Existing Land Use: Vacant condominium development

Applicant's Justification

The applicant is requesting a zone change from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. The site itself served as a residential condominium development that will be demolished and removed. The proposed site will be subdivided into a total of 275 lots with 78 lots being dedicated to attached townhomes and the remaining being for the detached homes. According to the applicant, the zone change is intended to maintain a compatible development pattern with the surrounding area. Furthermore, the proposed development is conforming to the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989

Prior Land Use Requests

Application Number	Request	Action	Date
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezone a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial, & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
PUD-25-0489	A planned unit development consisting of single-family attached and detached units is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots 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 the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Although the subject site does not abut RS2 zoned developments, some of the adjacent parcels surrounding this site are zoned for more intensive uses. The proposed RS2 zoned development will provide a transition area between the more intense uses located along Las Vegas Boulevard South and the single-family residential development zoned RS3.3 to the east. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single-family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS2 zone is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): ZC-25-0487

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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

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

MOAPA

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(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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Blue Diamond Library
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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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. & Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

275 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Paradise Spa Owner's Association - Dennis Snapp

ADDRESS: 2450 BOX CANYON DRIVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-942-2500

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-273-3097

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-792-7000

CELL

EMAIL:

*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.

[Signature]

Property Owner (Signature)*

Dennis Snapp

Property Owner (Print)

4-15-25

Date

DEPARTMENT USE ONLY:

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SDR

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OTHER

APPLICATION # (s)

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY

DATE

FEES

DATE



June 25, 2025

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

**RE: Justification Letter – Paradise Spa
Residential Subdivision Zone Change**

On behalf of our client, Taylor Morrison Nevada LLC, we have prepared the following justification letter in support of a Zone Change. Applications for a PUD, Tentative Map, Vacation, and Waiver of Public Works Standards are submitted concurrently herewith.

Zone Change

The proposed development site consists of several parcels totaling 28.08 acres (APN 177-21-310-000 main number see app for full list) with a planned land use of Compact Neighborhood. It includes several existing condo buildings onsite that will be demolished and removed. The subject land holding is located on the east side of Las Vegas Boulevard, south side of Serene Avenue, north side of Richmar Avenue, and east side of Haven Street. The existing Manhattan Condos project (CR) is to the direct north, east of Haven Street is existing residential homes (RS3.3), south of Richmar Avenue is existing condominiums (CR). APN 177-21-301-001 is an existing vacant piece of land (CR) that wraps around the southern boundary of a portion of the site.

The applicant intends to develop a 275-lot single family residential development including attached and detached product. The development will have a density of 9.8 dwelling units per acre. The zoning is proposed to be changed from RM18 to RS2 and will include an RS2 PUD. The PUD and zone change are required for the mix of attached and detached single family residential product. This is a conforming Zone Change for Compact Neighborhood.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

A handwritten signature in blue ink, appearing to read 'Chris Zrinyi', is written over the typed name.

Chris Zrinyi, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0490-PARADISE SPA OWNERS ASSN:

VACATE AND ABANDON a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:**APN:**

List on file.

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of portions of Las Vegas Boulevard South, Serene Avenue, Haven Street, and Richmar Avenue. The vacation of indicated rights-of-way is needed for the development of detached sidewalks and the increased vacation of Haven Street will allow for existing utility poles to remain in place.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983

Prior Land Use Requests

Application Number	Request	Action	Date
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots 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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0490; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0490

10A

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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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

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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
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Mtn. Crest Neighborhood Services Center
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Marley P. Robinson Justice Court &
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MOAPA VALLEY

Judith Metz, Secretary
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Moapa Valley Community Center
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MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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Mt. Charleston Library
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PARADISE

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Paradise Park Community Center
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RED ROCK

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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

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Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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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 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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. & Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

275 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Paradise Spa Owner's Association - Dennis Snapp

ADDRESS: 2450 BOX CANYON DRIVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-942-2500

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-273-3097

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-792-7000

CELL

EMAIL:

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

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

[Signature]

Property Owner (Signature)*

Dennis Snapp

Property Owner (Print)

Date

4-15-25

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



June 25, 2025

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

**RE: Justification Letter – Paradise Spa
Residential Subdivision Planned Unit Development - Vacation of Public Right of Way**

On behalf of our client, Taylor Morrison Nevada LLC, we have prepared the following justification letter in support of a Vacation for a residential development.

Vacation

The applicant intends to develop a 275-lot single family residential development including attached and detached product. The community will be accessed by a median divided electronically controlled gated entry off of Haven Street. An additional gated entry off of Richmar Avenue will be for residents only to access with gate openers. On site circulation will be handled by private street sections. The Clark County Public Right of Way being requested for vacation is adjacent to the Project boundary along Serene Avenue, Haven Street, and Richmar Avenue. This will be the required roadway dedication for mapping of the proposed subdivision and allow for a detached sidewalk.

Along Serene Avenue 5-feet of right-of-way will be vacated to allow for a 35-foot half street section adjacent to the Project.

Along Haven Street 9-feet of right-of-way will be vacated to allow for a 21-foot half street section adjacent to the Project. A 19-foot common element will be dedicated in lieu of the required 15-foot common element adjacent to this RW. Vacating 9-feet as opposed to 5-feet along Haven is in alignment with the existing curb location and allows for existing NVE power poles and street lights to remain in their existing location.

Currently the Richmar Avenue north half street RW varies from 30' to 50' and then back to 30'. The south half of the RW varies from 30' to 50'. Richmar along the eastern portion of the site will be dedicated to a 25' half street and the remainder will be a 45' half street. This will allow for a symmetrical street section from back of curb to back of curb for Richmar Avenue between Las Vegas Boulevard and Haven Street. The existing 30' RW along the east will be vacated down to

25' to allow for detached sidewalk and landscape. The existing 50' RW will be vacated down to 45' to allow for detached sidewalk and landscape.

The proposed vacations will not result in the denial of public access or negatively impact current or future roadway patterns. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering



Chris Zrinyi, P.E.
Principal

08/20/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0488-PARADISE SPA OWNERS ASSN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; 2) eliminate curb return separation; 3) reduce call box throat depth; 4) allow non-standard improvements in the right-of-way; and 5) reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

APN:

List on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum width of the single-family residential driveways for Lots 12, 24, 26 through 35, Lots 37 through 42, Lots 165 and 166, and Lots 225 through 275 to 8.33 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 and Section 30.04.08C (a 31% reduction).
2. Eliminate the separation between a single-family residential driveway and a curb return for Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242, and 275 where 12 feet are required per Uniform Standard Drawing 222 and Section 30.04.08C (a 100% reduction).
3. Reduce the throat depth of a call box along Haven Street to 76 feet where 100 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 24% reduction).
4. Allow non-standard improvements (landscaping) within the future right-of-way of Las Vegas Boulevard South where not permitted per Section 30.04.08C.
5. Reduce the width of the western half of the Haven Street right-of-way to 21 feet where 25 feet is required per Section 30.04.08D (a 16% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)

- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681
- Number of Stories: 3 (detached)/2 (attached)
- Building Height (feet): 37 (detached maximum)/32 (attached maximum)
- Square Feet: 1,205 (minimum detached)/2,756 (maximum detached)/1,694 (minimum attached)/2,162 (maximum attached)
- Open Space Required/Provided: 55,000/59,240
- Parking Required/Provided: 605/982

Site Plans

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes that will be located on a 28.08-acre site located on the east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes.

The Haven Street driveway is 59 feet wide not inclusive of a 15 foot wide landscape strip on each side with 5 foot wide detached sidewalks. The driveway is gated with 25.5 foot wide swinging gates on each side of an 8 foot wide median. The gates are set back 113 feet from Haven Street while the call box is set back 76 feet from Haven Street. The Haven Street entranceway runs east to west and connects with an interior private north-south street. The Richmar Avenue entranceway is an extension of an interior north-south private street. This entrance is 39 feet wide not inclusive of a 15 foot wide landscape strip on the east side of the entranceway with 5 foot wide detached sidewalks.

The driveways within the interior of the subdivision will generally meet the required width requirements except for the more narrow detached units. The smaller detached units found on Lots 12, 24, 26 through 35, Lots 37 through 42, Lots 165 and 166, and Lots 225 through 275 will only be 15 feet wide requiring driveways of 8.33 feet. Additionally, to accommodate the attached lots and various sized detached lots, some corner lot driveways will be located closer to the intersections within the subdivision. Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242, and 275 are shown to have no separation between the driveways and their respective curb returns. Finally, Haven Street is currently shown to be a 60 foot right-of-way with a 30 foot half-section to the east and west of the centerline. The applicant is proposing to vacate a total of 9 feet along the western portion of the west half of the street to allow existing utility lines to remain in place.

Landscaping

Along Las Vegas Boulevard South, a 10 foot wide landscape area is proposed behind a future attached sidewalk. This landscape area consists of a single row of Honey Mesquite (*Prosopis Glandulosa*) situated every 20 feet. A total of 39 trees are provided along Las Vegas Boulevard South where 39 large trees are required. Overall, a total of 214 street trees are required where 214 street trees are provided. The applicant is also proposing to place landscaping consisting of trees, shrubs, and other groundcovers within the future right-of-way area of Las Vegas Boulevard South. The design of landscaping in the future right-of-way area has not yet been determined.

Applicant's Justification

The narrower detached homes include a covered entry porch which will not allow for a 12 foot wide driveway. Additionally, a 12 foot wide driveway with a 6 foot side offset would only leave 7 feet from the abutting lot. With an unpaired driveway that would only allow for a total of 14 feet between driveways, which would not allow for onsite street parking for visitors. The reduction in driveway width to 8.33 feet allows for onsite street parking and does not impact the single car garage approach for this product. The request for reduced curb return separation is justified as the reduction is needed to accommodate the attached townhomes with shorter driveways and the small lot detached products. Additionally, this request is for interior curb returns behind the gate for the private residential streets. This request is in conformance with allowances previously made for like developments within a private gated community with minimal traffic. The reduction in call box throat depth is justified as the entry is wide enough to accommodate a resident only lane and a visitor lane. Therefore, only visitors to the development shall utilize the call box at the entry. Finally, the street width reduction is justified as Haven Street is not designated on the transportation element and vacating 9 feet as opposed to 5 feet along Haven Street is in alignment with the existing curb location and allows for existing Nevada Energy power poles and streetlights to remain in their existing location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****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.

Public Works - Development Review**Waiver of Development Standards #1**

Staff has no objection to the reduction of the residential driveway width. The lots are internal to the development and should see a lower volume of traffic.

Waiver of Development Standards #2

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. Due to the large number of homes this site will see high volumes of traffic and compliance with the standard is of utmost importance to ensure that those wishing to gain access to the driveways can do so safely. Staff cannot support this request.

Waiver of Development Standards #3

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site which will provide more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #4, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #5

Staff finds that the proposed reduced street widths will have no negative impact as Haven Street does not continue past Richmar Avenue and Serene Avenue. Therefore, staff has no objection to the reduction in street width.

Staff Recommendation

Approval of waivers of development standards #1 and #3 through #5; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242 and 275 to be allotted only a one (1) car garage;

- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

**CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): WS-25-0488

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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
(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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. & Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

275 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Paradise Spa Owner's Association - Dennis Snapp

ADDRESS: 2450 BOX CANYON DRIVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-942-2500

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-273-3097

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-792-7000

CELL

EMAIL:

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

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

[Signature]
Property Owner (Signature)*

Dennis Snapp
Property Owner (Print)

4-15-25
Date

DEPARTMENT USE ONLY*

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

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____



June 25, 2025

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

**RE: Justification Letter – Paradise Spa
Residential Subdivision – Waiver of Public Works Standards**

On behalf of our client, Taylor Morrison Nevada LLC, we have prepared the following justification letter in support of a Waiver of Public Works Standards. Applications for a Zone Change, PUD, Tentative Map, and Vacation are submitted concurrently herewith.

Background

The proposed development site consists of several parcels totaling 28.08 acres (APN 177-21-310-000 main number see app for full list) with a planned land use of Compact Neighborhood. It includes several existing condo buildings onsite that will be demolished and removed. The subject land holding is located on the east side of Las Vegas Boulevard, south side of Serene Avenue, north side of Richmar Avenue, and east side of Haven Street. The existing Manhattan Condos project (CR) is to the direct north, east of Haven Street is existing residential homes (RS3.3), south of Richmar Avenue is existing condominiums (CR). APN 177-21-301-001 is an existing vacant piece of land (CR) that wraps around the southern boundary of a portion of the site.

The applicant intends to develop a 275-lot single family residential development including attached and detached product. The development will have a density of 9.8 dwelling units per acre. The community will be accessed by a single median divided access control gated entry off of Haven Street. A secondary gated entry accessed from Richmar Avenue will be provided as a secondary point of access for residents only. On site circulation will be handled by a 44' wide private street section throughout the community, 39' feet from back of "Roll" curb to back of "Roll" curb, with an attached 5' sidewalk on one side. Stub streets will include 3 sections that will all be 31' from back of "Roll" curb to back of "Roll" curb with sidewalk on one side, sidewalk on both sides and no sidewalk for 36', 41', and 31' private street sections.

Waiver #1

Per CCASD Dwg#222 the required minimum driveway width shall be 12-feet. The single family detached product will include a 15' wide floor plan that will include a single car garage (8.33-feet wide). These homes include a covered entry porch which will not allow for a 12-foot wide driveway. Additionally, a 12-foot wide driveway with a 6-foot side offset would only leave 7' from the abutting lot. With an unpaired driveway that would only allow for a total of 14' between driveways which would not allow for onsite street parking for visitors. The reduction in driveway width to 8.33-feet allows for onsite street parking and does not impact the single car garage approach for this product.

Waiver #2

Per CCASD Dwg#222 the driveway shall be located a minimum of 12' from curb returns. The applicant is requesting the curb return separation from driveways to be reduced from 12' to 0' to accommodate the attached product (triplexes) with shorter driveways and the small lot detached product. A total of 18 lots are requiring this waiver. Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242, and 275 are the subject lots. This request is for interior curb returns behind the gate for the private residential streets. This request is in conformance with allowances previously made for like developments within a private gated community with minimal traffic.

Waiver #3

Per CCAUSD Dwg #222.1 the visitor call box shall be located a minimum of 100-feet for 50 to 100 units. Over 100 units requires a Traffic Study. The entry is wide enough (25.5-feet each side) to accommodate a resident only lane (accessed with gate "clickers") and a visitor lane. Therefore, only visitors to the Project shall utilize the call box at the entry. Additionally, a resident only gate has been provided at the south west corner of the site to Richmar Avenue. The Traffic Study for the Project will include a gate que analysis to show the 76-foot distance to the call box is sufficient for the Project. Therefore, we are requesting a reduction in the minimum visitor call box depth from 100-feet to 76-feet.

Waiver #4

Haven Street is not designated on the master transportation element. Currently Haven Street is comprised of a 60-foot right of way. Along the west half of Haven Street, 9-feet of right-of-way will be vacated to allow for a 21-foot half street section adjacent to the Project. A 19-foot common element will be dedicated in lieu of the required 15-foot common element adjacent to this right-of-way. Therefore the 21-feet of right-of-way plus 19-feet of CE equates to a 40-foot section. Which would be the same as the normal 25-foot right of way dedication with a 15-foot CE for detached sidewalk and landscape that is typical for a 60-foot street. Vacating 9-feet as opposed to 5-feet along Haven is in alignment with the existing curb location and allows for existing NVE power poles and street lights to remain in their existing location. Therefore, we are requesting a 21-foot right-of-way for the west half of Haven where a 25-foot right-of-way is required.

License and Maintenance Agreement

Along Las Vegas Boulevard the landscape required for code will be provided in the 10-foot common element adjacent to the east side of the Las Vegas Boulevard Right-of-Way. Additional interim landscaping within the 100-foot right-of-way will be installed at the request of the commissioner's office. The interim landscaping will require the execution of a license and maintenance agreement.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering



Chris Zrinyi, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0489-PARADISE SPA OWNERS ASSN:

PLANNED UNIT DEVELOPMENT for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681
- Number of Stories: 3 (detached)/2 (attached)
- Building Height (feet): 37 (detached maximum)/32 (attached maximum)
- Square Feet: 1,205 (minimum detached)/2,756 (maximum detached)/1,694 (minimum attached)/2,162 (maximum attached)
- Open Space Required/Provided: 55,000/59,240
- Parking Required/Provided: 605/982

Site Plans

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes that will be located on a 28.08 acre site located on the east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes. The lots will range in size from 1,723 square feet up to 8,681 square feet with attached townhome lots ranging in size from 1,723 square feet up to 2,505 square feet and detached home lots ranging in size from 2,500 square feet up to 8,681 square

feet. The smallest lots are the middle units of the attached buildings where the mapped area does not include a side setback area like the other exterior units. The attached lots are shown to be in a block along the western and northern property lines. Where the attached townhome lots are located, there will be rows of 33 to 42 lots on 1 side of the street. Within the larger blocks of detached home lots, there will be rows of 24 to 28 lots on each side of the private streets. All detached home lots will front and access the private streets but the attached townhome lots will be accessed in the rear of the home by a system of pedestrian walkways and open spaces. The overall density of the development will be 9.8 dwelling units per acre and will be accessed primarily from Haven Street to the east and secondarily from Richmar Avenue in the southwest.

The Haven Street driveway is 59 feet wide not inclusive of a 15 foot wide landscape strip on each side with 5 foot wide detached sidewalks. The driveway is gated with 25.5 foot wide swinging gates on each side of an 8 foot wide median. The gates are set back 113 feet from Haven Street while the call box is set back 76 feet from Haven Street. The Haven Street entranceway runs east to west and connects with an interior private north-south street. The Richmar Avenue entranceway is an extension of an interior north-south private street. This entrance is 39 feet wide not inclusive of a 15 foot wide landscape strip on the east side of the entranceway with 5 foot wide detached sidewalks. The entrance is gated by a 39 foot wide gate that is set back 103 feet from Richmar Avenue.

The interior street network consists of 2 main north-south private streets and 3 main east-west streets that are 39 feet wide with a 5 foot attached sidewalk located on one side of each street. All internal streets terminate in a 31 foot wide stub that serves no more than 4 lots, except for 1 street in the southwest portion of the site that terminates in a cul-de-sac and streets that connect with the entranceways. Additionally, pedestrian walkways within the development will connect to all attached townhome lots and open space areas. These walkways will connect to the internal sidewalks as well as the external sidewalks along Serene Avenue, Haven Street, and Richmar Avenue. Attached townhome lots will generally have 6 foot long driveways, while detached home lots will have 20 foot long driveways. Parking is provided by the 1 to 2 car garages that each lot will be provided as well as by 1 to 2 parking spaces within the driveways of detached home lots and 180 off-street parking stalls located on the private streets throughout the development. A total of 605 parking spaces are required for the site where 982 parking spaces provided.

Within the interior of the site, 4 large common open spaces are being proposed. These 4 areas range in size from 6,694 square feet up to 14,678 square feet and are in the south-central, southwest, and southeast portions of the site. All 4 areas will contain a mix of amenities, including shade structures, dog relief areas, trails, benches, pickleball court, interactive art, and picnic areas. Smaller common spaces have been located mostly in the northern portion of the site and are programmed pedestrian pathway areas that include dog relief areas, trails, benches, and interactive art. A total of 59,240 square feet of open space is being provided where 55,000 square feet are required.

As part of this PUD request, the applicant is requesting modified development standards which include the following:

Setback Modifications for Detached Units

Proposed Modifications	RS2 Standards	Proposed Setbacks
Front (Garage)	20	20
Front (Living)	20	10
Rear (Living)	15	15
Rear (Leading Edge of Patio/Porch)	5	5 - to patio cover 12 - to deck/balcony
Side Interior	5	5
Side Street	10	10

Setback Modifications for Attached Units

Proposed Modifications	RS2 Standards	Proposed Setbacks Attached
Front (Living)*	15	10
Front (Leading Edge of Patio/Porch)*	5	5 - to patio cover 10 - to deck/balcony
Rear (Garage)*	20	6
Rear (Living)*	20	5
Side Interior (Attached Units)	0	0
Side Interior (Side Not Attached)	5	5
Side Street	10	5

*Alternative yards are requested so that the side of the building facing the street will be the rear.

Other Proposed Modifications	Title Standards	30 Proposed Standards	Percent Change
Minimum Lot Size (Square Feet)	2,000	1,723	14% reduction
Building Height (Feet)	35	37	5.7% increase

Landscaping

Along Serene Avenue, a 15 foot wide landscape area is proposed consisting of a 5 foot wide landscaping strip along the street followed by a 5 foot wide detached sidewalk, and then another 5 foot wide landscaping strip. Within these landscaping areas are a mix of Mastic (*Pistacia Lentiscus*) and Anacahuita (*Cordia Boissieri*) trees. Since these are considered small trees, the trees are provided every 10 feet on center and staggered on each side of the provided detached sidewalk. In total, there are 78 trees provided along Serene Avenue where 78 small trees are required.

Along Naven Street, a 19 foot wide landscape area is proposed consisting of a 9 foot wide landscaping strip along the street followed by a 5 foot wide detached sidewalk, and then another 5 foot wide landscaping strip. Within these landscaping areas are a mix of Western Redbud (*Cercis Occidentalis*), Anacahuita, and Anacacho Orchid (*Bauhinia Lunarioides*) trees. Since these are considered small trees, the trees are provided every 10 feet on center and staggered on each side of the provided detached sidewalk. In total, there are 76 trees are provided where 76 small trees are provided.

Along Richmar Avenue, a mix of Southern Live Oak (*Quercus Virginiana*) and Shoestring Acacia (*Acacia Stenophylla*) trees are provided. These trees are considered large trees and are provided within the 5 foot wide landscape planters. The trees will be planted every 30 feet on center and staggered on each side of the provided 5 foot wide detached sidewalk. A total of 21 trees are provided where 21 large trees are required.

Finally, along Las Vegas Boulevard South, a 10 foot wide landscape area is proposed behind a future attached sidewalk. This landscape area consists of a single row of Honey Mesquite (*Prosopis Glandulosa*) situated every 20 feet. A total of 39 trees are provided along Las Vegas Boulevard South where 39 large trees are required. Overall, a total of 214 street trees are required where 214 street trees are provided. The applicant is also proposing to place landscaping consisting of trees, shrubs, and other groundcovers within the future right-of-way area of Las Vegas Boulevard South. The design of landscaping in the future right-of-way area has not yet been determined.

Elevations

The elevations provided show the exterior design of both the attached townhomes and detached homes within the development will have 3 architectural options that correspond to a Spanish Contemporary, Mid-Century Modern, & Craftsman style. All attached townhome buildings are 2 stories tall and are 31.2 feet tall, while the detached homes will be 2 or 3 stories and range in height from 22 feet up to 37 feet tall. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered entry area and upper-level balcony, stone veneer accents, awnings, and significant fenestration.

Floor Plan

Each attached townhome unit will range in size from 1,694 square feet up to 2,162 square feet, including garage space, spread across 2 stories, and each attached building will contain 3 units and will be 5,654 square feet. The detached units will range in size from 1,205 square feet up to 2,756 square feet spread across 2 to 3 stories. Each attached townhome and detached home model is shown to have 2 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 1 to 2 cars.

Applicant's Justification

The proposed residential community is justified as the surrounding area consists of other residential units including condominiums to the north and single-family detached developments to the south and east. The request for alternative and reduced setbacks is reasonable as the attached units are rear loaded and there are plenty of options for off-site parking. In contrast to the detached units, it is anticipated that the residents who chose the attached plans are likely to have less occupants and vehicles per unit than the detached units. Furthermore, the 10 foot minimum driveway length is insufficient for parking and therefore has a limited benefit to the residents. The reduction in lot size is justified as the smallest lot is the middle unit of the attached building where the mapped area does not include a side setback area like the other 2 units. In aggregate the 3 units will be a total of 6,103 square feet which exceeds 6,000 square feet. The

proposed development will be an enhancement to the area, in contrast to the existing conditions of the Paradise Spa Condominiums. With the abundance of enhanced external landscaping with detached sidewalks that are particularly pedestrian friendly, it will be a significant upgrade for the surrounding properties in addition to the internal improvements that include additional opportunities for walking and other activities within the programmed open space. This proposal for development includes special consideration for the historical significance of Paradise Spa with its street names and proposed murals within the open space areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.

Related Applications

Application Number	Request
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Planned Unit Development

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

The proposed residential development is similar in character to other developments within the area. There is a similar mixed townhome and detached single-family residential development to the south of the site and the detached models within the proposed development should be similar to the single-family residential developments to the south and east. In addition, the proposed development will help to re-activate a property that since its original development in the 1960's has become blighted and will act as an in-fill development in the area. It will also help to create a mixed-income area by incorporating the development's housing products into an area with established neighborhoods that consist of a mix of small and mediums sized lot communities along with condominiums, increasing the number of housing options within the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are similar to other detached residential developments in the area and the orientation of the attached lots is consistent with newer townhome development designs.

The proposed design of the lots is orderly with there being a clear distinction in the location of the attached townhomes and detached home lots within the development. The street system also allows for ease of access to the community spaces, but also to the surrounding streets. The location of the site along Las Vegas Boulevard South and Serene Avenue will allow for access to both the local and regional area, while also providing access to high frequency rapid transit along Las Vegas Boulevard South and the commercial areas along Las Vegas Boulevard South. The surrounding neighborhood has access to several schools and public parks as well. Staff finds the

development's use of open space and open area exceeds what is required for such a development. The open space being provided allows for access to programmed open space for community activities and active and passive recreation while providing a connection to the historical roots of the development. The non-programmed buffering and screening areas will also allow for a reduction to the urban heat island effect, increase the privacy of the community, and add to the overall beautification of the area. The proposed internal network of pedestrian walkways through landscaped common elements helps to create a sense of community and allows for a more pleasant connection to the street and the other portions of the community.

Parking is well supplied within the community through garage spaces and off-street parking stalls and the roads sufficiently wide to prevent potential circulation issues. Overall, staff finds the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, 1.4.4, which encourage in-fill development, a mix of housing types, and the location of housing near major transit corridors.

Staff does have some concerns regarding the design of the open space areas, as the main areas of active recreation are in the southern portion of the site leaving the north relative bare in terms of larger active spaces. The north still has landscaped and programmed trail and pathway areas but staff finds these large active open space areas could have been better distributed throughout the site. While staff could support this request, since staff is not supporting the accompanying waivers of development standards, staff is unable to ultimately support the proposed planned unit development.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** AMY RENEE GRAYBILL**CONTACT:** AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): _____ PUD-25-0489 _____

12A

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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.gov/comprehensive-planning>

Page 6 of 247



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. & Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

275 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Paradise Spa Owner's Association - Dennis Snapp

ADDRESS: 2450 BOX CANYON DRIVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-942-2500

CELL

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-273-3097

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-792-7000

CELL

EMAIL:

*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.

[Signature]
Property Owner (Signature)*

Dennis Snapp
Property Owner (Print)

4-15-25
Date

DEPARTMENT USE ONLY.

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



June 25, 2025

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

**RE: Justification Letter – Paradise Spa
Residential Subdivision Planned Unit Development**

On behalf of our client, Taylor Morrison Nevada LLC, we have prepared the following justification letter in support of a residential Planned Unit Development (PUD). Applications for a Zone Change, Tentative Map, Vacation, and Waiver of Public Works Standards are submitted concurrently herewith.

RS2 Planned Unit Development (PUD)

The proposed development site consists of several parcels totaling 28.08 acres (APN 177-21-310-000 main number see app for full list) with a planned land use of Compact Neighborhood. It includes several existing condo buildings onsite that will be demolished and removed. The subject land holding is located on the east side of Las Vegas Boulevard, south side of Serene Avenue, north side of Richmar Avenue, and east side of Haven Street. The existing Manhattan Condos project (CR) is to the direct north, east of Haven Street is existing residential homes (RS3.3), south of Richmar Avenue is existing condominiums (CR). APN 177-21-301-001 is an existing vacant piece of land (CR) that wraps around the southern boundary of a portion of the site.

The applicant intends to develop a 275-lot single family residential development including attached and detached product. The development will have a density of 9.8 dwelling units per acre. The community will be accessed by a single median divided access control gated entry off of Haven Street. A secondary gated entry accessed from Richmar Avenue will be provided as a secondary point of access. On site circulation will be handled by a 44' wide private street section throughout the community, 39' feet from back of "Roll" curb to back of "Roll" curb, with an attached 5' sidewalk on one side. Stub streets will include 3 sections that will all be 31' from back of "Roll" curb to back of "Roll" curb with sidewalk on one side, sidewalk on both sides and no sidewalk for 36', 41', and 31' private street sections.

The community will offer 3 distinct product lines; Single Family Attached Triplex buildings (3 floor plans), Small Single Family Residential detached (3 floor plans), and Single Family Residential detached (3 floor plans). Floor plans for the Triplex Townhomes will range in size from 1,400 square feet to 2,200 square feet and will consist of two-story product. Floor plans for the Small Single Family Residential homes will range in size from 1,100 square feet to 1,650 square feet and will consist of two-story product. Floor plans for the Single Family Residential homes will range in size from 1,800 square feet to 2,900 square feet and will consist of two story and three-story product. All plans will offer 3 distinct elevations to provide streetscapes that are vibrant with diverse architectural styles.

The site design includes Triplex Townhomes fronting Las Vegas Boulevard and Serene Avenue. The density and building massing are designed for consistency with existing and future development to the west and north of the site. The single family detached product is designed primarily in the internal sections of the site plan. All single family detached homes will have full length, 20-foot long, driveways.

The Single Family Attached Triplex units, 78 of the 275 lots, will have 6-foot long driveways and a 1' pop out at the 5' mark to not infringe on the 5' utility easement adjacent to the street. The setbacks for the Triplexes are requested to be modified as part of the PUD application to accommodate the 6-foot driveway in lieu of the minimum 10-foot driveway standard for RS2 per Title 30.04.05 E.4. The applicant believes that this request is reasonable as these units are rear loaded with 2 car garages for parking and plenty of options for offsite parking. In contrast to the Single Family Detached, it is anticipated that the residents who chose the attached plans are likely to have less occupants and vehicles per unit than the Detached. Furthermore, the 10-foot minimum is insufficient for parking and therefore has a limited benefit to the residents.

The applicant is requesting an RS2 PUD to create flexibility for the variety of Single Family Attached and Detached product types. The 6-foot driveways on the rear loaded triplexes require a PUD to accommodate driveway length. The attached product (Triplex) includes alternative setbacks since the normal “rear” of the lot will be the “front” since the front door of the house does not access off the adjacent street. The garage fronts to the adjacent street which will be considered the rear of the lot. The proposed setbacks for this RS2 PUD are as follows:

Single Family Detached Min. Setbacks

Front
 20’ to garage
 10’ to living

Side
 5’ interior
 10’ corner to street

Rear
 15’ to living
 12’ to deck/balcony
 5’ to patio/cover

Single Family Attached Min. Setbacks

Rear (loaded to the street)
 6’ to garage door
 5’ street

Side
 5’ side (end units)
 5’ corner to street

Front (door access to the back of the Lot)
 10’ to living
 10’ to deck/balcony
 5’ to patio/cover

Additional accommodation as a part of this PUD application is as follows:

Per Title 30.04.05.E.5 variations in garage location are required. Due to the nature of the rear loaded Single Family Attached Triplex the front of the building will provide variation and architectural enhancements to the rear in accordance with 30.04.05. The Single Family Detached will provide variations and architectural enhancements to the front face of the house including front porches to provide some offsets to meet the intent of the standard; a street scene that has variation.

The standards for RS2 zoning require a minimum of 2,000 square feet for each lot. The Single Family Attached Triplex lots are 1723, 2019, and 2361 square feet respectively. The smallest lot is the middle unit where the mapped area does not include a side setback area like the other two units. In aggregate the three units will be a total of 6,103 square feet which exceeds 6,000 square feet.

The 3 story homes in the community will have a maximum height of 37-feet. RS-2 Standards include a max building height of 35-feet. Therefore, we are requesting the max building height to be increased from 35-feet to 37-feet.

Parking Analysis

Per Title 30, Table 30.04-2, the required parking for single family homes is 2 per unit plus 1 Visitor parking space for every 5 units. Based upon these 550 resident spaces and 55 visitor spaces will be required for a total parking requirement of 605 spaces. To meet the parking needs of the community, homes will offer a 2-car garage, except for the Small Single Family Residential which has a 1-car garage with a full-length driveway to provide 2 onsite parking spaces. The Triplex units will include a 2-car garage for 2 onsite parking spaces. The Single Family Residential product will include a 2-car garage and a full-length driveway for a total of 4 onsite spaces. Therefore, the resident parking requirement of 550 spaces will be exceeded with a total of 802 spaces in addition to offsite street parking provided throughout the community. The roadway parking will be provided on both sides of the street, except on the streets with rear loaded Triplex units, where on street parking will only be on one side. A parking exhibit has been included with this package showing there are 180 guest parking spaces available for a total of 982 parking spaces, which exceeds the required 605 spaces.

Except for the previously mentioned exceptions, this proposed RS2 PUD development is in substantial conformity with Title 30 standards and intent. The applicant believes that it will be an enhancement to the area, in contrast to the existing conditions of the Paradise Spa Condominiums. With the abundance of enhanced external landscaping with detached sidewalks that are particularly pedestrian friendly, it will be a significant upgrade for the surrounding properties in addition to the internal improvements that include additional opportunities for walking and other activities within the programmed Open Space. This proposal for development includes special consideration for the historical significance of Paradise Spa with its street names and proposed murals within the Open Space areas.

Thank you in advance for your consideration of these applications. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering



Chris Zrinyi, P.E.
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500121-PARADISE SPA OWNERS ASSN:

TENTATIVE MAP consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681

Project Description

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes that will be located on a 28.08 acre site located on the east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes. The lots will range in size from 1,723 square feet up to 8,681 square feet with attached townhome lots ranging in size from 1,723 square feet up to 2,505 square feet and detached home lots ranging in size from 2,500 square feet up to 8,681 square feet. The smallest lots are the middle units of the attached buildings where the mapped area does not include a side setback area like the other exterior units. The attached lots are shown to be in a block along the western and northern property lines. Where the attached townhome lots are located, there will be rows of 33 to 42 lots on 1 side of the street. Within the larger blocks of detached home lots, there will be rows of 24 to 28 lots on each side of the private streets. All detached home lots will front and access the private streets but the attached townhome lots will be accessed in the rear of the home by a system of pedestrian walkways and open spaces. The overall density of the development will be 9.8 dwelling units per acre and will be accessed primarily from Haven Street to the east and secondarily from Richmar Avenue in the southwest.

The Haven Street driveway is 59 feet wide not inclusive of a 15 foot wide landscape strip on each side with 5 foot wide detached sidewalks. The driveway is gated with 25.5 foot wide swinging gates on each side of an 8 foot wide median. The gates are setback 113 feet from Haven Street while the call box is setback 76 feet from Haven Street. The Haven Street entranceway runs east to west and connects with an interior private north-south street. The Richmar Avenue entranceway is an extension of an interior north-south private street. This entrance is 39 feet wide not inclusive of a 15 foot wide landscape strip on the east side of the entranceway with 5 foot wide detached sidewalks. The entrance is gated by a 39 foot wide gate that is set back 103 feet from Richmar Avenue.

The interior street network consists of 2 main north-south private streets and 3 main east-west streets that are 39 feet wide with a 5 foot attached sidewalk located on one side of each street. All internal streets terminate in a 31 foot wide stub that serves no more than 4 lots, except for one street in the southwest portion of the site that terminates in a cul-de-sac and streets that connect with the entranceways. Additionally, pedestrian walkways within the development will connect to all attached townhome lots and open space areas. These walkways will connect to the internal sidewalks as well as the external sidewalks along Serene Avenue, Haven Street, and Richmar Avenue.

Within the interior of the site, 4 large common open spaces are being proposed. These 4 areas range in size from 6,694 square feet up to 14,678 square feet and are in the south-central, southwest, and southeast portions of the site. All 4 areas will contain a mix of amenities, including shade structures, dog-relief areas, trails, benches, pickleball court, interactive art, and picnic areas. Smaller common spaces have been located mostly in the northern portion of the site and are programmed pedestrian pathway areas that include dog relief areas, trails, benches, and interactive art. A total of 59,240 square feet of open space is being provided where 55,000 square feet are required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-8	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966

Prior Land Use Requests

Application Number	Request	Action	Date
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions 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**

The proposed street network allows access to various external streets. The lots are only accessible from internal private streets with rows of lots on each side of the street. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying Master Plan land use category and proposed development standard modifications. The proposed map complies with the tentative map requirements and standards for approval as outlined in Title 30 and matches with the associated planned unit development request. For these reasons, staff could support this request, however since Public Works is not supporting related waivers of development standards, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 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;
- Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242 and 275 to be allotted only a one (1) car garage;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street names that may be offensive shall not be used.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0204-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEEGRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): _____ TM-25-500121 _____

13A

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

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

Date: 7/30/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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 Greta Lane, Indian Springs

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. & Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

275 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Paradise Spa Owner's Association - Dennis Snapp

ADDRESS: 2450 BOX CANYON DRIVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-942-2500

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison - Scott Anderson

ADDRESS: 1985 Festival Plaza Drive Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-273-3097

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: _____

*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.

[Signature]

Property Owner (Signature)*

Dennis Snapp
Property Owner (Print)

4-15-25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



June 25, 2025

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

**RE: Justification Letter – Paradise Spa
Residential Subdivision Tentative Map**

On behalf of our client, Taylor Morrison Nevada LLC, we have prepared the following justification letter in support of a Tentative Map. Applications for a Zone Change, PUD, Vacation, and Waiver of Public Works Standards are submitted concurrently herewith.

Tentative Map

The proposed development site consists of several parcels totaling 28.08 acres (APN 177-21-310-000 main number see app for full list) with a planned land use of Compact Neighborhood. It includes several existing condo buildings onsite that will be demolished and removed. The subject land holding is located on the east side of Las Vegas Boulevard, south side of Serene Avenue, north side of Richmar Avenue, and east side of Haven Street. The existing Manhattan Condos project (CR) is to the direct north, east of Haven Street is existing residential homes (RS3.3), south of Richmar Avenue is existing condominiums (CR). APN 177-21-301-001 is an existing vacant piece of land (CR) that wraps around the southern boundary of a portion of the site.

The applicant intends to develop a 275-lot single family residential development including attached and detached product. The development will have a density of 9.8 dwelling units per acre. The zoning is proposed to be changed from RM18 to RS2 and will include an RS2 PUD. The PUD and zone change are required for the mix of attached and detached product. The site includes existing structures that will all be removed.

Las Vegas Boulevard on the west side of the development is a 200' Right-of-Way. A record of survey has been recorded for the Project for Las Vegas Boulevard South (RS 25-500044). Serene Avenue on the north side of the Project will include a 35-foot RW for the half street with a 15' CE including detached sidewalk and landscape. Richmar Avenue on the south side of the Project will include a 25-foot RW and 45-foot RW for the half street with a 15' CE including detached

sidewalk and landscape. Haven Street on the east side of the Project will include a 21-foot RW for the half street with a 19' CE including detached sidewalk and landscape.

The community will be accessed by a single median divided access control gated entry off of Haven Street. A secondary gated entry accessed from Richmar Avenue will be provided as a secondary point of access. On site circulation will be handled by a 44' wide private street section throughout the community, 39' feet from back of "Roll" curb to back of "Roll" curb, with an attached 5' sidewalk on one side. Stub streets will include 3 sections that will all be 31' from back of "Roll" curb to back of "Roll" curb with sidewalk on one side, sidewalk on both sides and no sidewalk for 36', 41', and 31' private street sections.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering



Chris Zrinyi, P.E.
Principal

****Please note Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting. This item is being added to the TAB agenda as a formality, since it was held date specific at the last TAB meeting.**

07/15/25 PC AGENDA SHEET

14

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0395-REAL EQUITIES, LLC:

USE PERMIT to allow recreational or entertainment facility 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/jam/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: Recreation or entertainment facility
- Number of Stories: 1
- Square Feet: 3,799 (Suite 160)
- Parking Required/Provided: 519/1,226 (shopping center)

Site Plan

The site plan depicts an existing shopping center on the northwest corner of Las Vegas Boulevard and Serene Avenue. The proposed suite (Suite 160) is approximately in the middle of the southern building with the front doors facing north. The applicant proposes to have an indoor golf simulator facility. Parking is centrally located within the shopping center. Access to the site is from Las Vegas Boulevard to the east and Serene Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The building is 1 story and is made of concrete with a beige color. The columns supporting the colonnade has a dark grey color.

Floor Plans

The floor plan depicts a suite that is 3,799 square feet. There is a check-in and waiting area followed by 4 golf simulator bays. A putting green and seating areas are adjacent to the golf simulator bays. An employee break room, storage area, and bathrooms are in the back of the suite.

Applicant's Justification

The applicant states that the proposed use fits in with the surrounding retail uses within the existing shopping center which includes billiards, tattoo studio, antique mall, coffee shop, and hookah lounge. Customers will be able to simulate a driving range or full rounds of golf courses from around the world all while indoors. The project has already received building permits, completed inspections, and obtained certificate of occupancy. The hours of operation are planned to be from 6:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
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
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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	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
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 Permit

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.

Staff finds that the use of a golf simulator facility fits the surrounding existing retail establishments within the existing shopping center. Master Plan Policy EN-6.4 encourages the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate. This recreational or entertainment facility use complies with the Master Plan vision along Las Vegas Boulevard South. Additionally, staff finds there is ample parking spaces for the site and the use is generally compatible and consistent with other uses within the shopping center. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

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: JOHN CASTALDO

CONTACT: JOHN CASTALDO, GOLF OASIS LV, 9175 LAS VEGAS BOULEVARD
SOUTH, SUITE 160, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

14A

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

PROPERTY ADDRESS/ CROSS STREETS: 9175 S Las Vegas Blvd. #160 Las Vegas, NV. 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Recreational facility (Golf ~~course~~ Simulator)

PROPERTY OWNER INFORMATION

NAME: Real Equities LLC (Shawn Bidsal)
 ADDRESS: 1403 Sherman Way, Suite 201
 CITY: Van Nuys STATE: CA ZIP CODE: 91405
 TELEPHONE: _____ CELL: (818) 430-5477 EMAIL: weico@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: GOLF OASIS LV (John Casta)
 ADDRESS: 9175 S. Las Vegas Blvd. #160
 CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: (702) 598-2911 CELL: (818) 430-5477 EMAIL: golf.oasis.lv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Casta
 ADDRESS: 11515 Monte Isola St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: (702) 289-0160 EMAIL: _____

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

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

Shahram Bidsal
 Shahram Bidsal
 5/16/2025
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-25-0395 ACCEPTED BY Jaw
 PC MEETING DATE 7/15/25 DATE 5/19/25
 BCC MEETING DATE _____ FEES 1000
 TAB/CAC LOCATION Enterprise DATE 6/25/25

John Castaldo / Golf Oasis LV
9175 S. Las Vegas Blvd, #160
Las Vegas, NV 89123
May 15th 2025

Clark County Comprehensive Planning
500 S. Grand Central Pky #1
Las Vegas, NV 89155

Planner
Copy

Subject: Justification for Use Permit for Property at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123.

Dear Respected Member of the Comprehensive Planning Department,

We are writing to formally request a Use Permit for the property located at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123, for recreational use. This business is a golf simulator facility used for the practice of golf similar to a driving range but indoors. Our guests are also able to play full rounds of virtual golf courses from all over the world. We are open daily to the public between the hours of 6am-10pm and are currently operating with 2 employees with plans to expand to 6.

This change is necessary to be granted a business license for a business that has already been fully constructed, inspected and approved by all local inspectors. We already have a certificate of occupancy.

The need for the Use Permit is to allow us to proceed with our business as was permitted from all other agencies in Clark County as well as the state of Nevada. Our business is a good fit for this area as our current neighbors are also various recreational businesses including an event center, billiards hall, tattoo studio, antique mall, coffee shop and a hookah lounge.

The local community has shown great appreciation for our business as they have thanked us personally for bringing this business to a shopping center in desperate need of attention

and traffic. I am confident that the proposed Use Permit will be mutually beneficial to the local community and contribute to Clark County's overall growth and prosperity.

I appreciate your consideration,

John Castaldo / Golf Oasis LV

Planner
Copy

