



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

July 1, 2026

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for June 10, 2026. (For possible action)
- IV. Approval of the Agenda for July 1, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **WS-26-0263-GREEN CIRCLE FOUNDATION, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a proposed vehicle maintenance or repair facility and proposed retail suites in conjunction with an existing shopping center on a 0.85 acre portion of a 6.24 total acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west Valley View Boulevard and south of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action) 07/08/26 BCC
- 2. **UC-26-0309-SHAMAIM HENDERSON, LLC:USE PERMITS** for the following: 1) an avocational or vocational training facility; and 2) a recreational or entertainment facility on a portion of 5.11 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Pilot Road and west of Bermuda Road within Enterprise. MN/hw/cv (For possible action) 07/21/26 PC
- 3. **UC-26-0310-1263 SILVERADO LLC:USE PERMIT** for an indoor kennel within an existing shopping center on a portion of 25.55 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and east of Maryland Parkway within Enterprise. MN/sd/cv (For possible action) 07/21/26 PC
- 4. **PA-26-700026-BOLOGNESE JOSEPH & VIVI A:PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 1.93 acres. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) 07/21/26 PC
- 5. **ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:ZONE CHANGE** to reclassify 1.93 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise (description on file). JJ/rk/cv (For possible action) 07/21/26 PC

6. **VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and Grand Canyon Drive and Brayden Bay Street; a portion of a right-of-way being Serene Avenue located between Grand Canyon Drive and Brayden Bay Street; and a portion of a right-of-way being Grand Canyon Drive located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jam/cv (For possible action) 07/21/26 PC

7. **WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:WAIVERS OF DEVELOPMENT** STANDARDS for the following: 1) allow modified driveway geometrics; 2) reduce street intersection off-set; and 3) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 1.93 acres in an RM18 (Residential Single-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) 07/21/26 PC

8. **PUD-26-0320-BOLOGNESE JOSEPH & VIVI A:PLANNED UNIT DEVELOPMENT** for a 26 lot single-family attached residential development with modified development standards on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) 07/21/26 PC

9. **TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:TENTATIVE MAP** consisting of 26 lots and common lots on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) 07/21/26 PC

10. **ET-26-400053 (NZC-21-0209)-REDWOOD APARTMENTS, LP:ZONE CHANGE** **SECOND EXTENSION OF TIME** to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located north of Warm Spring Road and west of Redwood Street within Enterprise. MN/rp/cv (For possible action) 07/22/26 BCC

11. **ET-26-400055 (WS-24-0115)-COUGAR-JONES INVESTMENTS, LLC:** **WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow attached sidewalks.
DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Cougar Avenue and east of Jones Boulevard within Enterprise. JJ/sd/cv (For possible action) 07/22/26 BCC

VII. General Business

1. Enterprise Town Board appoint two members to participate in Public Works discussion. (for possible action)

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

IX. Next Meeting Date: July 15, 2026.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

June 10, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov PRESENT	

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

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

Michael Huling, 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 May 27, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 27, 2026.

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

IV. Approval of Agenda for June 10, 2026 and Hold, Combine or Delete Any Items (For possible action)

The applicant has requested **HOLD** for the following applications:

16. VS-26-0293-PARDEE HOMES NEVADA:

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.

17. WS-26-0294-PARDEE HOMES NEVADA:

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.

Motion by David Chestnut

Action: **APPROVE** as amended

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

Related applications to be heard together:

1. PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
2. ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
3. WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

5. VS-26-0278-EAGLE NEST HENDERSON, LLC:
6. WS-26-0279-EAGLE NEST HENDERSON, LLC:
7. TM-26-500075-EAGLE NEST HENDERSON, LLC:

11. ZC-26-0295-REISS RONALD TRS:
12. VS-26-0298-REISS RONALD TRS:
13. WS-26-0297-REISS RONALD TRS:
14. PUD-26-0296-REISS RONALD TRS:
15. TM-26-500079-REISS RONALD TRS:

- Item 4. DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE: Will be heard as the first item under Planning and Zoning
- Item 8. VS-26-0276-MONTANA COMDOMINIUMS: Will be heard as the second item under Planning and Zoning

Motion by David Chestnut

Action: **APPROVE** agenda for June 10, 2026, as amended

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

V. Informational Items

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

VI. Planning & Zoning

1. **PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action) **06/16/26**
PC

Motion by David Chestnut

Action: **DENY**

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

2. **ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY.**

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

3. **WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce setback; 3) reduce street landscaping; 4) increase parking; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY.**

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

4. **DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:**
DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: 1) public facility (recreation center); 2) additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park and playgrounds; 3) accessory structures; and 4) signage on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action) **07/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

5. **VS-26-0278-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous
6. **WS-26-0279-EAGLE NEST HENDERSON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) increase fill.
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlays and Neighborhood Protection (RNP). Generally located west of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/rr/kh (For possible action)
- Motion by Barris Kaiser
Action: **DENY**: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards #s 2, 3, and 4
Deny: Design Review
ADD Comprehensive Planning condition:
 - Any combination of retaining and decorative wall over 9 ft to be terraced along a public street and landscaped or rockscaped

Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous
7. **TM-26-500075-EAGLE NEST HENDERSON, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in a RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Maule Avenue and the west of Valley View Boulevard within Enterprise. MN/rr/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
8. **VS-26-0276-MONTANA COMDOMINIUMS:**
VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)) **07/07/26 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

9. **WS-26-0277-KB HOME LAS VEGAS, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
10. **ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping and detached sidewalks; **2)** security fence setback; **3)** full off-site improvements; **4)** unscreened mechanical equipment; and **5)** access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
11. **ZC-26-0295-REISS RONALD TRS:**
ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous
12. **VS-26-0298-REISS RONALD TRS:**
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

13. **WS-26-0297-REISS RONALD TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

14. **PUD-26-0296-REISS RONALD TRS:**
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

15. **TM-26-500079-REISS RONALD TRS:**
TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

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

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

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

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

VII. General Business:

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

The board reviewed the two potential topics. The chair directed topics to be forwarded to Public Works. The TAB representatives will be selected when there is a potential date for the meeting with Public Works.

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 1, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 8:41 p.m.

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

Enterprise TAB meeting with Public Works

Advanced Planning for Additional/Expanded Arterials.

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built , including utilities' installation where needed.
 - Warn Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west conductivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south conductivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

Enterprise TAB meeting with Public Works

Update rural road standards.

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The RTC local street design standard does not meet the needs of the RNP neighborhoods.
 - The local/collector street design restricts RNP activities.
 - The update RTC diagrams for rural roads.
- Desired RNP-NPO roads design characteristics:
 - Provide a safe path for pedestrians, bicycles and horses.
 - Provide drainage to prevent flooding.
 - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
 - Provide other traffic mitigation to slow down cut-through and local traffic.
 - Consider the use of mini traffic circles.
 - What street/types of lighting is needed?

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0263-GREEN CIRCLE FOUNDATION, LLC:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometries.

DESIGN REVIEW for a proposed vehicle maintenance or repair facility and proposed retail suites in conjunction with an existing shopping center on a 0.85 acre portion of a 6.24 total acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west Valley View Boulevard and south of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-511-003 through 177-18-511-005; 177-18-611-002 through 177-18-611-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the existing driveway throat depth along Valley View Boulevard (southeast corner) to 13 feet where 75 feet is required per Uniform Standard Drawings 222.1 (an 83% reduction).
- b. Reduce the existing driveway width along Valley View Boulevard (southeast corner) to 36 feet where 39 feet is required per Uniform Standard Drawings 222.1 (an 8% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3835; 3815; 3837; 3885 Blue Diamond Road/
- Site Acreage: 0.85 (pad site)/6.24 (existing shopping center)
- Project Type: Vehicle maintenance or repair facility (Brake Masters) and new retail suites
- Building Height (feet): 32 (Vehicle maintenance or repair)/18 (new retail suites)
- Square Feet: 5,500 (Vehicle maintenance or repair)/2,400 (new retail suites)
- Parking Required/Provided: 104/246 (previously approved and existing on site)
- Sustainability Required/Provided: 7/7

History & Site Plan

The existing shopping center was approved via ZC-0384-11. The plans depict 4 existing buildings and a new proposed vehicle maintenance or repair facility and new retail component to be constructed on the southeast portion of the shopping center on an existing pad site. The site

plan shows that the vehicle maintenance facility building will be oriented north to south at the center of the pad site, and the new retail suites will be attached to the west facing elevation of the vehicle maintenance facility. The parking areas are distributed throughout the shopping center with 2 access points along Blue Diamond Road and 2 along Valley View Boulevard. There are existing parking spaces immediately north and east of the proposed vehicle maintenance or repair facility. The proposed building will be oriented with the roll-up doors facing Valley View Boulevard. The applicant will not make any changes to the existing parking lot or to the existing shopping center.

Landscaping

Parking lot and street landscaping currently exist throughout the site. The applicant will replant all of the landscaping along the south property line of the shopping center to match was previously approved with ZC-0384-11.

Elevations

The plans depict a new commercial building with varied rooflines, engaged columns, parapet wall, stucco finish, and metal roll-up doors. The maximum height is 32 feet.

Floor Plans

The floor plans depict 9 vehicle stall work areas with a lobby area, restrooms, break room, reception area and utility room and future retail space with restrooms. The roll up doors for the vehicle maintenance or repair facility building face east towards Valley View Boulevard. The attached retail component has an overall area of 2,400 square feet which will be split into 2 separate suites.

Applicant's Justification

Brake Masters has several properties throughout the Las Vegas valley, bringing many employment opportunities for the surrounding neighborhoods as well as a new option for vehicle maintenance or repair. The applicant states the throat depth dimension exists and was built according to standards in place when the property was initially constructed and the reduced driveway width is existing and was built according to standards in place when the property was initially constructed. Vehicles and delivery trucks have used this entrance over the years with no visible damage occurring.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0624-14	Waiver of development standards to increase sign height	Approved by BCC	February 2015
ZC-0384-11	Zone change from R-E and H-2 zoning to C-2 zoning and waivers of development standards and design review for a shopping center	Approved by BCC	October 2011
TM-500070-11	Tentative map for a 1 lot commercial subdivision	Approved by BCC	October 2011
VS-0507-11	Vacation and abandonment of easements - recorded	Approved by PC	December 2011

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0383-11	Vacation and abandonment of right-of-way - recorded	Approved by BCC	October 2011
UC-1480-00	Use permit for a power substation and power transmission corridor	Approved by PC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Public Use	CG & RS20 (AE-60)	NV Energy station
East	Entertainment Mixed-Use	CR (AE-60)	Shopping center and undeveloped
West	Entertainment Mixed-Use	CG (AE-60)	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****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.

Overall, the proposed design for a new vehicle maintenance or repair building and the new retail suites incorporates horizontal articulation measures, including varied roof line and roof height, changes in texture, material or surface colors, engaged columns and parapet wall. The roll up doors will face towards the right-of-way though it is screened with existing street landscaping. Since staff is supporting the requested waiver of development standards for driveway geometrics; staff can also support the design review.

Public Works – Development Review**Waiver of Development Standards**

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the requested reductions in throat depth and driveway width as the proposed additions should have no negative impacts.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Replant the trees and shrubs along the south property line in accordance with the previously approved landscape plan per ZC-0384-11;
- 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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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

- Traffic study and compliance.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VICTOR KNIGHT

CONTACT: VICTOR KNIGHT, ARCHITECT, 9582 IRIS FLAT COURT, LAS VEGAS, NV 89178



Comprehensive Planning Application Form

Revised Land Use
Application Form
WS-26-0263 swd 6/2/26

APPLICATION PRE-REVIEW # 25-102006

ASSESSOR PARCEL #(s): 177-18-81-004

1A

PROPERTY ADDRESS/ CROSS STREETS: South Valley View Blvd & Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

Brake Masters - Single story +/- 5,500 sf building for the purposes of vehicle maintenance
New Retail - Single story +/- 2,400 sf building to add complimentary retail to the commercial site as a whole

PROPERTY OWNER INFORMATION

NAME: Blue Valley Capital Management, LLC

ADDRESS: 3755 Breakthrough Way, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-304-8383

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Brake Masters

ADDRESS: 6179 E. Broadway Blvd.

CITY: Tucson

STATE: Arizona

ZIP CODE: 85711

TELEPHONE: (520) 512-0000

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Victor Knight, Architect

ADDRESS: 9582 Iris Flat Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

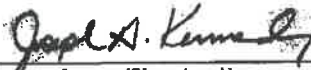
TELEPHONE:

CELL 702-524-8314

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Joseph A. Kennedy - Manager
Property Owner (Print)

02/19/2026
Date

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102006

ASSESSOR PARCEL #(s): 177-18-81-004

PROPERTY ADDRESS/ CROSS STREETS: South Valley View Blvd & Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

Brake Masters - Single story +/- 5,500 sf building for the purposes of vehicle maintenance
New Retail - Single story +/- 2,400 sf building to add complimentary retail to the commercial site as a whole

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ADDRESS: 3755 Breakthrough Way, Suite 250

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STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-304-8383

CELL

APPLICANT INFORMATION (information must match online application)

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Victor Knight, Architect

ADDRESS: 9582 Iris Flat Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

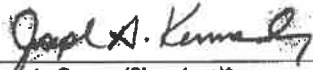
TELEPHONE:

CELL 702-524-8314

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

Joseph A. Kennedy - Manager
Property Owner (Print)

02/19/2026
Date

JUSTIFICATION LETTER

March 25, 2026

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

RE: Brake Masters
SWC South Valley View Blvd and Blue Diamond Rd
Las Vegas, Nevada 89139
Request: Design Review/ Waiver of Standards
APN: 177-18-611-004

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

On behalf of our client, Heights Properties, LLP, please accept the attached as an application for a Design Review and Waiver of Standards for a Vehicle Maintenance Building for this 0.85± acre site. The current zoning is General Commercial (C-G). The proposed project is located in a commercial center with several other complimentary businesses.

Project Description

The subject property is bounded by South Valley View Blvd to the East and Blue Diamond Road to the North and Ford Avenue to the North. The land to the West is undeveloped and zoned as General Commercial (C-G). The land to the South is an NV Energy substation.

The proposed use will create a minimal impact to the surrounding area as this commercial center is focused on personal services such as fast casual dining and retail uses.

This project consists of a new single story building with a bay doors facing the East side and a retail component located between the New Brake Masters and the existing Savers retail store. All parking, site lighting and landscaping would be maintained.

The proposed project meets the parking and landscaping requirements per the Clark County Title 30 Zoning Code.

Intent

Design Review Approval Criteria 30.06.05(B)

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

The proposed development is compatible with the adjacent development and development in the area in terms of intensity and the heights of the buildings.

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

The request is for a Design Review and meets all regulations with a waiver for the bay doors facing South Valley View Blvd. Increased landscaping will be provided as applicable to screen the bay doors from the street view.

3. *Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;*

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed project is part of an existing commercial center.

Use Permit Adjacency Standard 30.06.06 (B)
(Automotive Facility within 200' of Residential Zoning)

1. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The area adjacent to the property will not be affected in a substantially adverse manner as the project fits within the Zoning of the subject property, NV Energy substation to the South is partially zoned CG & RS20. The NV Energy substation facility is permanent in nature with no Residential construction present.

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;

The proposal will not materially affect the health and safety of the persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare. Brake Masters provides a typical service for anyone who owns and operates a vehicle. Brake Masters provides this service along with several other vendors across the valley.

3. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title due to the provided zoning requirements, the width and amount of traffic along Blue Diamond Road and the nature of the services provided by the applicant.

4. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant will be providing a needed service to the surrounding neighborhoods. It will be developed inside an existing commercial center with ample parking and circulation for this proposed project.

Waiver of Standards Approval Criteria 30.04.02 (C) 1

Required 15'-0" Landscape Buffer adjacent to Residential Zoning

1. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The area adjacent to the property will not be affected in a substantially adverse manner as the project fits within the Zoning of the subject property. The requirement for a Landscape Buffer was not required when the Commercial Center was approved in 2011. The affected property to the South is owned by NV Energy and is partially zoned CG & RS20. The NV Energy substation facility is permanent in nature with no Residential construction present.

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;

The proposal will not materially affect the health and safety of the persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare. There are no persons in residence on the NV Energy property. There is no landscaping on the South property line of the Commercial Center.

3. The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title due to the provided zoning requirements, the width and amount of traffic along Blue Diamond Road and the nature of the services provided by the applicant.

4. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant will be providing a needed service to the surrounding neighborhoods. It will be developed inside an existing commercial center with ample parking and circulation for this proposed project.

Waiver of Standards – Public Works Standard Drawing 222.1
Required 75'-0" Throat Depth & 39'-0" wide Drive Entrance

1. A throat depth of 75'-0" is required at the southern entrance from Valley View.

The existing ingress throat depth is 13'-0" where 75'-0" is required. The entrance is existing and was built according to standards in place when the property was initially constructed. There are a total of four entrances into the commercial site with the main entrance from Valley View Boulevard the only one exceeding 75'-0" with a throat depth of 100'-0". A throat depth of 75'-0" of the Southern entrance would render the building pad into an undevelopable site by extending onto the building pad.

2. A curb to curb width of 39'-0" is required at the southern entrance from Valley View.

The existing curb to curb dimension is 36'-0" where 39'-0" is required. The entrance is existing and was built according to standards in place when the property was initially constructed. Vehicles and delivery trucks have used this entrance over the years with no visible damage occurring.

Summary Justification:

The proposed vehicle maintenance and retail components fit in with the general design and intent of the Blue Diamond corridor. Brake Masters has several properties throughout the Las Vegas valley bringing many employment opportunities for the surrounding neighborhoods as well as a new option for vehicle maintenance. The non-Residential use of the NV Energy property will not be affected by the vehicle maintenance facility being proposed.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Very truly yours,

Victor Knight, Architect

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0309-SHAMAIM HENDERSON, LLC:

USE PERMITS for the following: 1) an avocational or vocational training facility; and 2) a recreational or entertainment facility on a portion of 5.11 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Pilot Road and west of Bermuda Road within Enterprise. MN/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

177-04-612-001 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 385 Pilot Road
- Site Acreage: 5.11 (portion)
- Project Type: Cheerleading and Gymnastics Studio
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 7,632 (Suite) 92,102 (Complex)
- Parking Required/Provided: 110/244

Site Plan, History, & Request

The subject site was entitled for a 3 building office/warehouse complex in August 1995 and was constructed per the plans approved by DR-1056-95. The applicant is now requesting to convert a 7,632 square foot suite within one of the buildings to an avocational training and recreational facility for gymnastics and cheerleading training and competitions.

The plans provided depict the existing 92,102 square foot office/warehouse complex consisting of 3 buildings located south of Pilot Road and west of Bermuda Road. The existing office/warehouse buildings are located along the southern property line with loading areas located between the buildings. The suite that will host the proposed cheerleading and gymnastic studio is in the central portion of the middle building, labeled as "Building B." Access to the site is provided by 3 commercial driveways along Pilot Road to the north and 2 commercial driveways along Placid Street to the west. Parking is located mainly to the north of the buildings

and also on each side of the buildings. A total of 110 parking spaces are required after updating the parking calculation considering the proposed uses with 244 on-site parking spaces being provided.

Landscaping

Landscaping is not proposed or required to be modified with current landscaping consisting of existing street and parking lot landscaping.

Elevations

The elevations depict an existing office/warehouse building that is 2 stories and is approximately 25 feet tall. The exterior of the building is not proposed to be modified and consists of stucco panels painted beige and white. The entrances are marked by standard commercial window/door systems. The facades consist of several pop-outs, significant fenestrations, and a roll-up door.

Floor Plans

The proposed floor plans depict a 7,632 square foot tenant space that will be converted into a cheerleading and gymnastics studio. The interior space will primarily consist of a 5,309 square foot training area with the remaining space consisting of an office area that contains a reception lobby, conference room, parent and coaches lounge, storage, and restrooms.

Applicant's Justification

The special use permits for avocational training and recreational facilities are needed due to the applicant wanting to hold both classes & training for tumbling, stretching, jumping, and stunts while maintaining the option to hold open competitions in the proposed suite. The site has sufficient parking, and the existing building and infrastructure will remain as is. The proposed use is appropriate at this subject site as it is compatible with the surrounding uses and most classes and competitions are and will be offered in the later afternoon/evenings as well as on the weekends when other businesses are closed.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0221-13	A tentative map for a 1 lot industrial/commercial subdivision	Approved by PC	January 2014
UC-0508-12	Use permit for secondhand sales in conjunction with an auction service	Approved by PC	October 2012
VS-1057-95	Vacation and abandonment of patent and drainage easements	Approved by BCC	August 1995
DR-1056-95	A design review for a 3 building office/warehouse complex	Approved by PC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL (AE-60)	Parking lot, outside storage, & office/warehouse
East	Business Employment	IL (AE-60)	Parking lot & office/warehouse
West	Business Employment	IL (AE-60 & AE-65)	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

The addition of avocation training and recreational facility uses, such as those for cheerleading and pickleball, have become common within office/warehouse developments due to their large interior spaces and high ceilings that are highly conducive to training and exhibition of these sports. The previously approved office/warehouse development is sited along an arterial street, which should help to reduce any traffic or access issues. The office/warehouse complex is primarily surrounded by other industrial and commercial uses, and the proposed uses will primarily be conducted on the weekends or at night during the week. This means the impacts from these proposed uses should be limited and the uses will not significantly impact the operations of surrounding businesses. While the proposed avocational training and recreational facility uses increases the number of required parking spaces, there are still adequate spaces being provided; therefore, parking and circulation issues should be limited. Finally, the proposed use will support Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Specific Policies EN-1.1 & EN-6.6, which all support the development of local and small businesses and the diversification of the economic base of the Las Vegas Valley, while siting these within appropriate areas that limit the need for new services. For these reasons, staff can support these use permits.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: LV STUNT AND TUMBLE

CONTACT: ANN PIERCE, KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0309

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

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

Date: 7/1/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 7/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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.
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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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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(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

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

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100432

ASSESSOR PARCEL #(s): 177-04-612-001

PROPERTY ADDRESS/ CROSS STREETS: 365 Pilot Road Suite C

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a recreation center for a cheerleading instruction establishment

PROPERTY OWNER INFORMATION

NAME: Shamaim Henderson, LLC

ADDRESS: 2320 Paseo Del Prado #B302

CITY: Las Vegas STATE: NV ZIP CODE: 89102

TELEPHONE: 702-257-1300 CELL 702-683-6700

APPLICANT INFORMATION (information must match online application)

NAME: LV Stunt and Tumble, LLC

ADDRESS: 8850 Quintane

CITY: Las Vegas STATE: NV 89123 ZIP CODE: 89123

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell-Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

Property Owner (Signature)*

Shamaim Henderson LLC, Robert A. Davidson MGR

Property Owner (Print)

3/17/26

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 26, 2026

VIA HAND DELIVERY

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

**RE: *Justification Letter – 365 Pilot Road, Suite C*
 Special Use Permit for Recreation Use and Avocational Use
 *APN: 177-04-612-001***

To Whom It May Concern:

Please be advised, this firm represents the applicant in the above-referenced request. The applicant is seeking a special use permit for a recreation use (cheerleading, tumbling, gymnastics) and avocational use (competitions and lessons) within an existing building generally located near Pilot Road and Placid Street (APN: 177-04-612-001) (the "Site"). The Site is zoned Industrial Light (IL) and is master planned Business Employment (BE).

The applicant has operated LV Stunt and Tumble for many years. They offer classes including but not limited to tumbling, stretching, jumps, strength training and stunts (cheerleading). The would also like the ability to hold cheer competitions. The applicant is moving to the Site and needs special use permits for a recreation use and an avocational use to offer their services within an existing office warehouse. The business will operate within a 7,632 square foot suite within Building B. The Site is accessed from existing driveways off Pilot Road and Placid Street. The overall Site provides 244 parking spaces and is required to provide 233 parking spaces. The inclusion of the proposed use requires 26 parking spaces and therefore no parking waiver is required. The Site is surrounded by existing full offsite improvements including attached sidewalks. Since the applicant will be a tenant within an existing building which was built when attached sidewalks were allowed, the applicant is not seeking to install detached sidewalks for the Site.

A recreation and avocational use in this location is appropriate because it is compatible and complimentary with the existing uses in the surrounding area. Most of the classes and competitions are and will be offered in the later afternoon/evenings as well as on the weekends when other businesses are closed.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "JLazovich". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Jennifer Lazovich

JJL/jmd/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0310-1263 SILVERADO, LLC:

USE PERMIT for an indoor kennel within an existing shopping center on a portion of 25.55 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and east of Maryland Parkway within Enterprise. MN/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-26-112-005 through 177-26-112-007; 177-26-112-009 through 177-26-112-012; 177-26-112-014 through 177-26-112-018; 177-26-112-021 through 177-26-112-023

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway, Suite 21
- Site Acreage: 25.55
- Project Type: Indoor kennel
- Square Feet: 1,620 (Suite 21)/278,189 (overall shopping center)
- Parking Required/Provided: 1,100/1,382 (overall shopping center)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. The applicant is proposing an indoor kennel in conjunction with an existing grooming services.

Landscaping

All landscaping exists, which includes mature landscaping along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones and stone veneer accents.

Floor Plans

The floor plan depicts a grooming area, retail space, storage, supply room and restroom.

Applicant's Justification

The applicant states the proposed kennel will allow for up to 24 cats and dogs for pet barding and will be part of an existing pet grooming facility. Staff will be onsite 24 hours a day, 7 days a week with climate control and provide custom meals schedules and diets. A relief area will be provided indoors that is designed with turf and a lining with drainage for disposal.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0176	Design review for gasoline station and lighting	Approved by PC	December 2023
UC-22-0278	for on-premises consumption of alcohol in conjunction with a minor training facility	Approved by PC	June 2022
UC-21-0487	Supper club	Approved by PC	November 2021
UC-20-0198	Supper club	Approved by PC	June 2020
UC-20-0031	Hookah lounge	Approved by PC	March 2020
UC-19-0236	Recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Outside dining in conjunction with an existing supper club	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
WC-1241-99 (DR-1241-99)	Waiver of conditions of a design review requiring a 10-foot-wide B-1 landscaping along the south property line	Approved by PC	November 2002
DR-1241-99 (ET-0020-02)	Second extension of time on a design review for a shopping center	Approved by PC	August 2002
DR-1241-99 (ET-0369-00)	First extension of time on a design review for a shopping center	Approved by PC	November 2000
DR-1777-99	Shopping center	Approved by PC	December 1999
DR-1241-99	Shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG & CP	Shopping center & undeveloped
South	Mid-Intensity Suburban Neighborhood	RM-18	Multi-family residential

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Neighborhood	Suburban	RS3.3	Single-family residential
West	Corridor Mixed-Use		CG	Shopping center

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's primary concerns with kennels are to ensure compatibility with existing and planned surrounding land uses especially residential uses and that there is adequate on-site parking. Staff finds that a kennel is appropriate at this location given that it is indoors and the use does not create an additional demand for parking. The proposed kennel should not have an adverse or negative impact on the surrounding developments. 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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: 1263 SILVERADO, LLC

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0310__

3A

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

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

Date 7/1/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 7/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
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(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26- 100493

ASSESSOR PARCEL #(s): 177-24-112-015

PROPERTY ADDRESS/ CROSS STREETS: Maryland Parkway and Silverado Ranch

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for a pet kennel

PROPERTY OWNER INFORMATION

NAME: 1263 Silverado, LLC

ADDRESS: PO Box 34388

CITY: Las Vegas

STATE: NV ZIP CODE: 89133

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: 4 Paws, LLC

ADDRESS: 9890 Maryland Parkway, Suite 21

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

Marco Barbieri
Property Owner (Signature)*

Marco Barbieri
Property Owner (Print)

3/18/2026
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 20, 2026

VIA HAND DELIVERY

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

**RE: *Justification Letter – 9890 S. Maryland Parkway, Suite 21
Special use permit for pet kennel. 177-26-112-015 Site
(177-26-112-005, 006, 007, 009,010, 012, 014, 017, 018 & 022 shared parking)***

To Whom It May Concern:

Please be advised this firm represents the applicant in the above-referenced request. The applicant is seeking a special use permit for a pet kennel in association with an existing pet grooming operation (4Paws). The proposed use will be located within an existing suite in a commercial shopping center generally located near the southeast corner of Silverado Ranch Boulevard and Maryland Parkway (APN: 177-26-112--015). The suite is located on the southern portion of the commercial shopping center identified in red on the site plan.

4Paws has been operating grooming services in the 1,620 square foot suite. Pet boarding will be offered for up to 24 cats and dogs. Staff will be on site 24 hours per day, seven days per week. All spaces are climate controlled and allow for custom meal schedules and diets tailored to each pet's needs and preferences. The applicant has constructed an area for the animals to relieve themselves. The relief area was designed with turf, a lining under the turf and with a drainage grid to allow for the proper disposal of urine.

The proposed use is compatible with the surrounding commercial uses and provides a necessary service to those who have pets and need boarding options.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/jmd/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700026-BOLOGNESE, JOSEPH & VIVI A:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 1.93 acres.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9770 W. Serene Avenue
- Site Acreage: 1.93
- Existing Land Use: Single family residence

Applicant's Justification

According to the applicant, the Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and complements the surrounding land use designations. The shift to CN (Compact Neighborhood) reflects a response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north, east, west, and south of the development. The amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses but also embraces a mix of different residential intensities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Use permit for a minor training facility (community gardening)	Withdrawn	June 2021

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-26-0321	A waiver of development standards and design review for an attached single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for an attached single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for 26 single-family attached residential lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Compact Neighborhood (CN) will not be compatible with the surrounding area. The subject site is surrounded by developed detached single-family homes zoned RS3.3 (Residential Single-Family 3.3) and master planned MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac). The closest smaller lot single family development is over a quarter mile away on the west side of Conquistador Street and there is no attached product anywhere in the general area. Furthermore, directly to the south of this site is an RS3.3 (Residential Single-Family 3.3) single-family residential subdivision that is currently completing construction; and therefore, shows that a similarly sized and shaped site is viable for medium-density housing. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

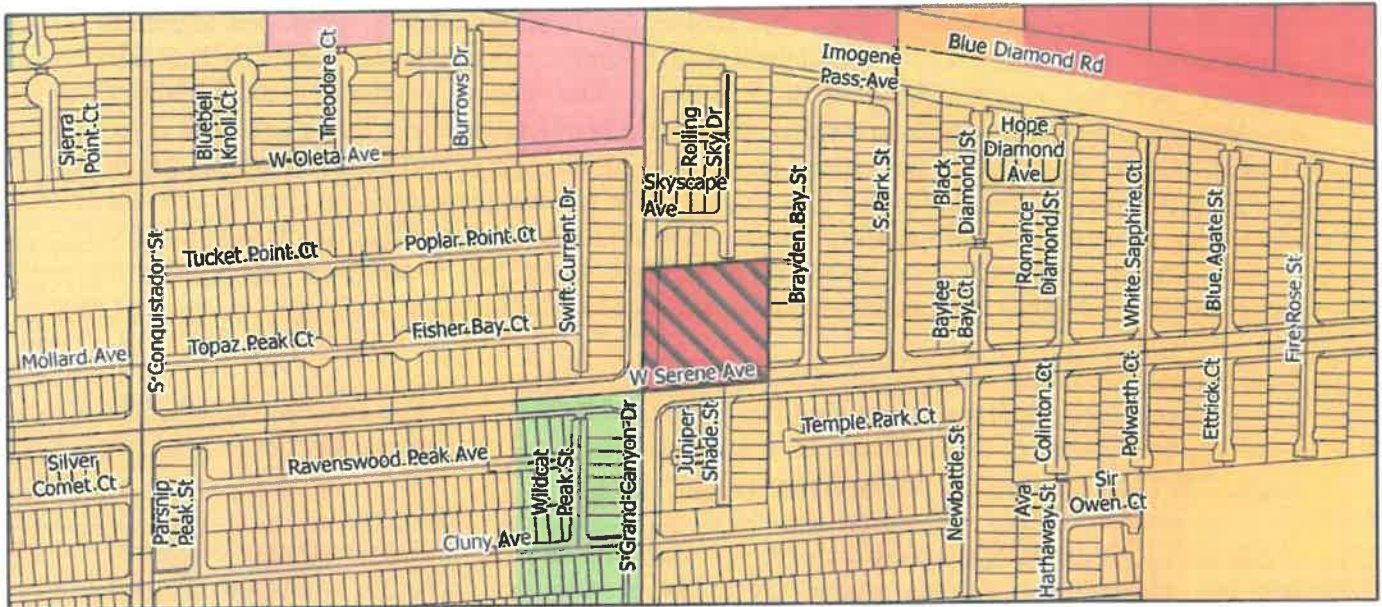
PROTEST:

APPLICANT: SUMMIT HOMES OF NEVADA

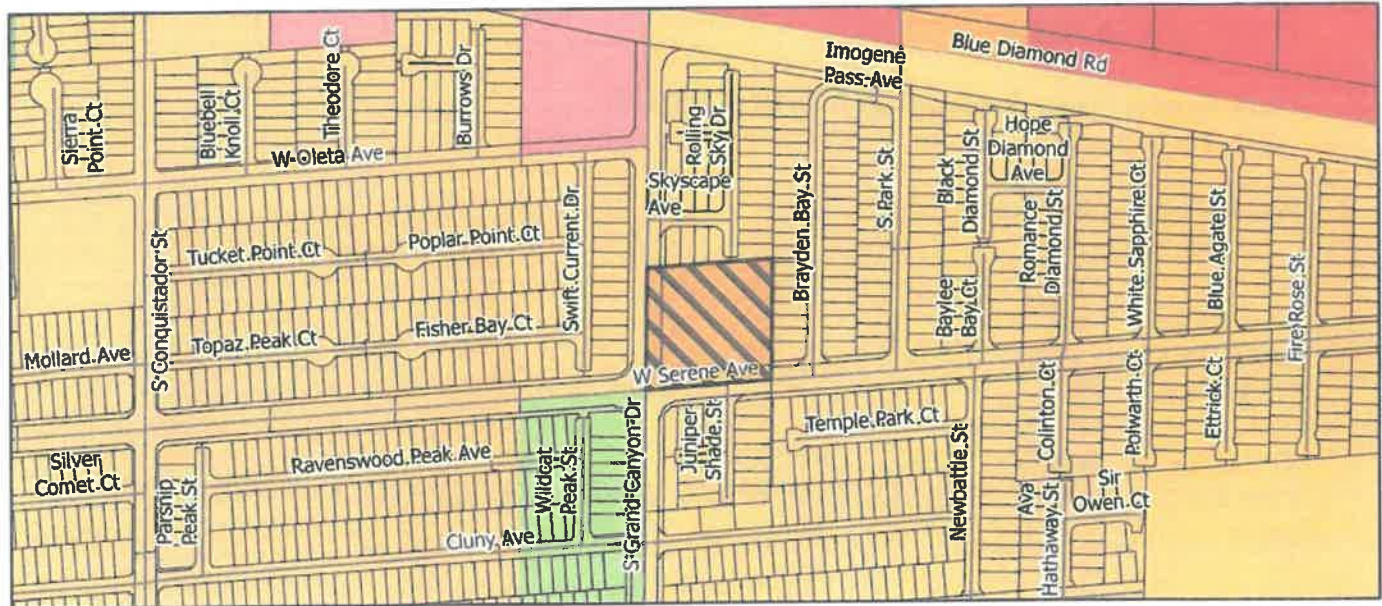
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-26-700026

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 TM-26-500085 **4A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/01/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

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Kathleen Hickman, Secretary
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Regional Government Center
101 Civic Way, Laughlin

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State Route 160, Mountain Springs

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75 Ski Chalet Place, Mt. Charleston

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Maureen Helm, Secretary
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8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286

ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese

ADDRESS: 9770 West Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Parkway Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-365-8588 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

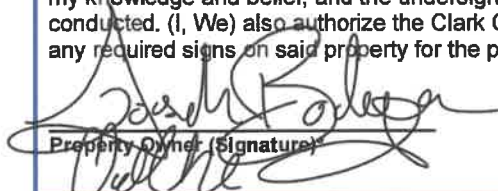
STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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


Property Owner (Signature)

Vivi Bolognese
Joe Bolognese
Property Owner (Print)

3/30/26
Date



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 12th, 2026

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

**Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter PA**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes., is respectfully submitting justification for a Master Plan Amendment for a proposed Multi- Family Subdivision.

Project Information

The subject site is 1.93 gross acres and located west of Grand Canyon Drive and north of Serene Avenue. A Tentative Map is requested to allow for the development of a 26-lot single-family residential subdivision with a density of 13.47 dwelling units per acre. The lots range in size from 1,625 square feet to 2,118 square feet, with an average lot size of 1,756 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RM18 (Residential Multi-Family 18). A separate General Plan Amendment is requested in support of CN (Compact Neighborhood).

Master Plan Amendment

This request is to amend the land use of the subject parcel to CN (Compact Neighborhood) from CM (Corridor Mixed Use). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

The shift to CN (Compact Neighborhood) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north, east, west, and south of the development. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

The Master Plan Amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses but also embraces a mix of different residential intensities. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.



We are hopeful that this letter clearly describes the project and the intent of the proposed amendment. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:

ZONE CHANGE to reclassify 1.93 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise (description on file). JJ/rk/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9770 W. Serene Avenue
- Site Acreage: 1.93
- Existing Land Use: Single-family residence

Applicant's Justification

This is a zone change request to RM18 (Residential Multi-Family 18) zoning. According to the applicant, although the subject parcel abuts properties zoned RS3.3 (Residential Single-Family 3.3), it is an infill property. The request is a slight increase in density, ensuring it has no impact on the surrounding developed subdivisions. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Use permit for a minor training facility (community gardening)	Withdrawn	June 2021

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood is a companion item on this agenda.
VS-26-0319	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-26-0321	A waiver of development standards and design review for an attached single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for an attached single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for 26 single-family attached 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 cannot support the request for RM18 (Residential Multi-Family 18) zoning, since staff does not support the change in land use category to Compact Neighborhood (CN). Approval of this project will allow more dense zoning with an attached product type to intrude into a medium density suburban neighborhood. Additionally, the area to the south is currently being developed at a medium density; and therefore, the area is still a viable neighborhood at 8 dwelling unit per acre. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. For these reasons, staff finds the request for RM18 (Residential Multi-Family 18) zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 TM-26-00085 **5A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/01/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286
ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese
ADDRESS: 9770 West Serene Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC
ADDRESS: 3455 Cliff Shadows Parkway Suite 290
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-365-8588 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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

Property Owner (Signature)

Vivi Bolognese
Joe Bolognese
Property Owner (Print)

Date

3/30/26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

April 29, 2026

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter ZC

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed gross acre, 26-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, a PUD, and Design Reviews.

Property Information

The subject site is 1.93 gross acres and located west of Grand Canyon Drive and north of Serene Avenue. A Tentative Map is requested to allow for the development of a 26-lot single-family residential subdivision with a density of 13.47 dwelling units per acre. The lots range in size from 1,625 square feet to 2,118 square feet, with an average lot size of 1,756 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RM18 (Residential Multi-Family 18). A separate General Plan Amendment is requested in support of CN (Compact Neighborhood).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RM18 (Multi Family Residential District 18). Although the subject parcels abut properties zoned RS3.3 (Single-Family Residential 3.3), it is an infill property. The presence of this potential RM18 zoning, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. We are requesting a slight increase in density, ensuring it has no impact on the surrounding developed subdivisions. This request still contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces. We are requesting to increase density by only a little so it doesn't make a difference to the surrounding developed subdivisions.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and Grand Canyon Drive and Brayden Bay Street; a portion of a right-of-way being Serene Avenue located between Grand Canyon Drive and Brayden Bay Street; and a portion of a right-of-way being Grand Canyon Drive located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon portions of the existing rights-of-way to accommodate proposed detached sidewalks. In addition, the applicant is requesting to vacate patent easements which are no longer needed to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a 40-foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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 comments.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 M-26-00085 **6A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/01/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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Please Note:

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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

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>

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286

ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese

ADDRESS: 9770 West Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Parkway Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-365-8588 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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

Property Owner (Signature)

Vivi Bolognese

Joe Bolognese

Property Owner (Print)

Date

3/30/26

Department of Comprehensive Planning

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

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

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06/24/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

April 29, 2026

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter Vacations**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes; is respectfully submitting justification for the vacation of a patent easement and a right-of-way vacation.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north and east and a 5-foot patent easement on the south of property boundaries of APN: 176-19-601-025

Due to the subject parcel being developed into multi-family residential, the stated patent easement is no longer necessary.

Right-of-Way Vacation

This request is to vacate 5-foot-wide portions of the right-of-way on the south and west of of property boundaries of APN: 176-19-601-025

Due to the subject parcel being developed into multi-family residential, the stated right-of-way is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway geometrics; 2) reduce street intersection off-set; and 3) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 1.93 acres in an RM18 (Residential Single-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise.
JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-025

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a proposed driveway to a property line to 2.5 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 58% reduction).
2. Reduce the intersection off-set to 3 feet where a minimum of 125 feet is required per Section 30.04.06 (a 97% reduction).
3. Reduce the back of curb radius for Lot 6 to 10 feet where a minimum radius of 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 50% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached development
- Number of Lots/Units: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158
- Number of Stories: 2
- Building Height (feet): 27
- Open Space Required/Provided: 3,120/3,886
- Parking Required/Provided: 58/59

History, Site Plan & Request

The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed.

Applicant's Justification

The applicant is requesting waivers of development standards to accommodate the proposed subdivision layout and internal circulation system. A reduction to the required intersection offset from 125 feet to 3.95 feet is requested due to the site's configuration, existing right-of-way constraints, and surrounding development patterns, which limit the ability to achieve the full offset without significantly altering the lot arrangement. A reduction to the required driveway separation from 6 feet to 2.5 feet is also requested, as the attached product type and narrow lot widths restrict driveway placement options while maintaining access to individual garages. In addition, the applicant is requesting a reduction to the required curb return radius from 20 feet to 10 feet at an internal intersection to maintain the minimum separation between the driveway and the curb return. The applicant states that these reductions are necessary to implement the proposed design and that the modified standards will continue to support functional access and circulation within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-26-0320	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #2

Staff has no objection to the reduction in street intersection off-set for the entry on Serene Avenue. With additional common elements adjacent to the entry streets, visibility will be improved for those entering the site. Additionally, the traffic study will identify any necessary improvements needed to address potential traffic or safety concerns.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius. The reduction applies only to internal streets of the development that are expected to experience lower traffic volumes, which helps minimize any potential impacts.

Staff Recommendation

Approval of waiver of development standards #2 and #3; denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40-foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 TM-26-500035 **7A**

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

TAB/CAC: Enterprise TAB 6:00 pm

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BOARD OF COUNTY COMMISSIONERS (BCC)

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ENTERPRISE

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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Goodsprings Community Center
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Indian Springs Civic Center
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LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
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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
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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

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14 Cottonwood Dr., Blue Diamond

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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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286
ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese
ADDRESS: 9770 West Serene Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC
ADDRESS: 3455 Cliff Shadows Parkway Suite 290
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-365-8588 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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


Property Owner (Signature)

Vivi Bolognese
Joe Bolognese
Property Owner (Print)

3/30/26
Date

May 21, 2026

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter WS**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, a Planned Unit Development (PUD), Waiver of Development Standards, and a Design Review for a proposed 1.93 gross acre, 26-lot single-family attached residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 1.93 gross acres and located west of Grand Canyon Drive and north of Serene Avenue. A Tentative Map is requested to allow for the development of a 26-lot single-family residential subdivision with a density of 13.47 dwelling units per acre. The lots range in size from 1,625 square feet to 2,118 square feet, with an average lot size of 1,756 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RM18 (Residential Multi-Family 18). A separate General Plan Amendment is requested in support of CN (Compact Neighborhood).

Grand Canyon Drive and Serene Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-26 will be accessed via a 38-foot-wide private street that have sidewalks on one side that terminates in a in a sub-street they will have "R" curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Grand Canyon Drive and Serene Avenue as required by code.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Semi-Developed)	RN (Corridor Mixed-Use – Density: Allows Less Than 18 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Waivers of Development Standards- Reduced Separation Between Driveway and Property Line

This request is to reduce the separation between driveways and adjacent property lines to a minimum of 2.5 feet on all lots where 6 feet is required by Uniform Standard Drawings 222.

The proposed reduction is necessary to allow for efficient lot configuration and functional driveway placement while maintaining safe vehicular access and circulation. The reduced separation will not impede driveway functionality, visibility or maneuverability, and all driveways will continue to meet applicable width and design standards. Adequate sight distance and access to the public right of way will be preserved.

Additionally, the reduced separation will not adversely affect adjacent properties. The driveways serve individual residential lots, and the proposed spacing will not interfere with utilities, drainage patterns, or pedestrian pathways. The overall site design has been carefully coordinated to ensure that grading, drainage, and infrastructure remain compliant with applicable standards.

The intent of Uniform Standard Drawing 222 is to promote safe access and orderly development patterns. The proposed 2.5-foot separation maintains these objectives while allowing flexibility for site-specific design constraints. The request will not be detrimental to public health, safety, or welfare and will not negatively impact on surrounding properties.

Waiver of Development Standards – Intersection Offset

We are requesting a waiver from the requirements in Section 30.04.06.F.I, which mandates a minimum intersection offset of 125 feet. The proposed design provides an offset of 32.71 feet.

Due to existing site constraints and surrounding development conditions, strict compliance with the 125-foot offset requirement is not feasible without creating disproportionate impacts on the project and adjacent properties. The reduced offset is necessitated by a combination of factors, including but not limited to existing right-of-way limitations, established roadway alignments, adjacent property boundaries, and existing infrastructure that cannot be reasonably relocated.

Despite the reduced offset, the proposed design maintains safe and functional traffic operations. The intersection has been designed to ensure adequate sight distance, clear visibility for approaching vehicles, and safe turning movements. Traffic volumes at this location are anticipated to remain low to moderate, minimizing the potential for conflict. Additionally, the design incorporates appropriate traffic control measures and geometric considerations to mitigate any risks typically associated with reduced intersection spacing.

Granting this waiver will not be detrimental to public safety, welfare, or the intent of the governing code. The purpose of the intersection offset standard—to promote safe traffic flow and reduce vehicle conflict points, is still effectively achieved through the proposed design. Furthermore, enforcing the full 125-foot requirement would result in unnecessary hardship to the public benefit.

Waivers of Development Standards- Reduction to Radius

A waiver from Uniform Standard Drawing 222 is requested to allow a reduced curb return radius of 10 feet in lieu of the required 20 feet adjacent to Lot 6. This condition occurs within the interior of the subdivision and does not impact external circulation. The reduced radius is necessary to maintain compliance with the minimum 12-foot separation requirement between the driveway and the curb return. The proposed design has been carefully evaluated to ensure adequate vehicle maneuverability and safe internal circulation while balancing site constraints. Therefore, the requested modification is minor in nature and will not adversely affect the functionality or safety of the subdivision.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0320-BOLOGNESE JOSEPH & VIVI A:

PLANNED UNIT DEVELOPMENT for a 26 lot single-family attached residential development with modified development standards on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached development
- Number of Lots/Units: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158
- Number of Stories: 2
- Building Height (feet): 27
- Open Space Required/Provided: 3,120/3,886
- Parking Required/Provided: 58/59

Site Plan

The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed. Up to 6 foot high retaining walls are shown along the east property line and up to 5 foot high retaining walls are depicted along the north property line. Additionally, within 5 feet of shared property lines along north and east, the fill height is proposed up to 5 feet.

The homes are front-loaded, with garages oriented toward the internal private streets. Walkways connect the internal street network to building entries and the interior open space area. The proposed setbacks include 3 feet for front (living), 5 feet for front (garage), 0 feet for interior side, 10 feet for street side, and 10 feet for rear property lines. Some of the proposed setbacks differ from the base Title30 requirements, which include the front and rear setbacks. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	Required Setbacks per Title 30	Proposed Setbacks
Front (Living)	20	3
Front (Garage)	20	5
Rear (Living)	15	10
Side Interior (Attached Units)	0	0
Side Street	10	10

Other Proposed Modifications	Title 30 Standard	Proposed Standard	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,636	9% Reduction
Maximum Retaining Wall Height	3 feet	6 feet	100% Increase
Maximum Fill Height Within 5 Feet of a Shared Residential Property Line	3 feet	5 feet	67% Increase

Landscaping

The plans depict detached sidewalks and street landscaping along Grand Canyon Drive and Serene Avenue consistent with Title 30 requirements. Interior common areas are located at the southern and northeastern ends as well as central portion of the site.

Elevations

The elevation plans depict 2 story attached residential buildings with stucco finishes and trim elements. Rooflines vary slightly between building groupings, and the color palette consists of earth-toned shades. Architectural detailing is limited to standard residential treatments such as foam trim and material changes. The building height is shown as 27 feet.

Floor Plans

The floor plans show 2 story attached units ranging from approximately 1,636 to 2,158 square feet. Each unit includes an attached garage accessed from the private street network. The internal layout provides typical residential living areas.

Applicant's Justification

The applicant states that the PUD and tentative map are necessary to facilitate development of a 26 lot single-family attached subdivision on a 1.93-acre site at a density of 13.47 dwelling units per acre. The justification letter explains that the proposed lot sizes range from approximately 1,625 to 2,118 square feet and that the project requires a zone change to RM18 (Residential Multi-Family 18) and a plan amendment to Compact Neighborhood (CN) to support the intended

development pattern. The applicant further notes that the PUD allows flexibility to establish reduced lot sizes and modified setbacks that better accommodate the site layout while maintaining compatibility with surrounding residential uses. The applicant concludes that the project represents an appropriate infill development, is consistent with the character of the area, and will not negatively impact public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire

protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area. [In the case of proposed commercial, industrial, institutional, recreational, and other nonresidential uses or mixed-uses, the applicant shall also demonstrate the development will be appropriate in area, location, and overall planning for the purpose intended.]

Staff finds that the proposed development is consistent with Policy 1.1.1 of the master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations, particularly duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. However, staff finds that the modified standards for setbacks may adversely affect residents of the development. In reviewing the specific modified development standards, the reduced front setbacks will decrease the private yard areas available for the residences. Additionally, the primary concern is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design.

Staff is concerned the proposed number of the lots is resulting in the reduction of lot size and setbacks requirements. Staff finds the required reductions are the result of a self-imposed hardship and the project could be developed to meet Code requirements. Also, increased finished grade and retaining wall height along the east and north property lines will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. Tiered walls could be provided as an alternative design allowed by Title 30 which would eliminate the need for these deviations. These are self-imposed hardships that can be rectified with a redesign of the subdivision.

Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion plan amendment, zone change, waiver of development standards, and tentative map. For these reasons, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40-foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 TM-26-500085 **8A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/01/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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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 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286

ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese

ADDRESS: 9770 West Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Parkway Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-365-8588

CELL n/a

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL n/a

ACCELA REFERENCE CONTACT ID # 217076

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

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

Property Owner (Signature)

Vivi Bolognese

Joe Bolognese

Property Owner (Print)

Date

3/30/26

Department of Comprehensive Planning

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

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

Page 3 of 7

06/24/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCOPR.COM

April 29, 2026

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter PUD**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, a Planned Unit Development (PUD), Waiver of Development Standards, and a Design Review for a proposed 1.93 gross acre, 26-lot single-family attached residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 1.93 gross acres and located west of Grand Canyon Drive and north of Serene Avenue. A Tentative Map is requested to allow for the development of a 26-lot single-family residential subdivision with a density of 13.47 dwelling units per acre. The lots range in size from 1,625 square feet to 2,118 square feet, with an average lot size of 1,756 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RM18 (Residential Multi-Family 18). A separate General Plan Amendment is requested in support of CN (Compact Neighborhood).

Grand Canyon Drive and Serene Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-26 will be accessed via a 38-foot-wide private street that have sidewalks on one side that terminates in a in a sub-street they will have "R" curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Grand Canyon Drive and Serene Avenue as required by code.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Semi-Developed)	RN (Corridor Mixed-Use – Density: Allows Less Than 18 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)



South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Summary of Request:

1. Re-Zone: RS20 (Residential Single-Family 20) to RM18 (Residential Multi-Family 18) (RS Standards) (Per separate application)
2. Master Plan Amendment: CM (Corridor Mixed Use) to CN (Compact Neighborhood) (Per separate application)
3. Vacation: Patent Easement Vacation and Right-of Way Vacation (Per separate application)
4. Planned Unit Development (PUD):
 - A. Decrease minimum lot size from 1,800 square feet to 1,625 square feet.
 - B. Decrease minimum setbacks.
5. Waivers
 - A. Intersection Distance
6. Design Review
 - A. Architecture

Planned Unit Development (PUD)

Square Footage

The PUD will not adversely affect the surrounding properties. The proposed development is consistent with the scale, character, and intensity of adjacent land uses. Careful consideration has been given to building placement, orientation, and overall site design to ensure compatibility with the existing neighborhood. The project will maintain appropriate setbacks, access, and circulation patterns that align with surrounding development.

As an infill project, this development serves as a transitional use between neighboring properties, providing a harmonious connection between varying lot sizes and land use patterns in the area. The slightly reduced lot size allows for better utilization of the site while still preserving adequate open space, livability, and aesthetic quality.

Additionally, the proposed development will meet all other applicable zoning and design standards, ensuring that the intent of the code is upheld. The PUD approach allows flexibility while still achieving the overarching goals of orderly growth, neighborhood compatibility, and efficient land use.

Based on these findings, the requested PUD is justified and appropriate. Approval of this request will facilitate a well-designed, compatible infill development that will contribute positively to the surrounding area.



Wall Height

The applicant is requesting a Planned Unit Development (PUD) to allow a retaining wall height of five and one-half (5.5) feet along the north and east property boundaries, where a lesser height may otherwise be required by code.

The proposed retaining wall is necessary to accommodate site design and ensure a cohesive and functional layout along the property edges. The additional height allows for a more efficient and unified wall system, reducing the need for multiple stepped or segmented walls that could create a more visually cluttered condition.

The requested 5.5-foot wall remains compatible with the surrounding area and will not create an adverse visual impact. The wall will be designed with appropriate materials and finishes to ensure it is aesthetically consistent with the overall development. Additionally, its placement along the north and east property boundaries minimizes visibility from primary public frontages, further reducing any potential visual concerns.

The PUD request meets the intent of the development standards by providing a practical and well-integrated design solution while maintaining compatibility with adjacent properties. The slight increase in height is minimal and allows for a cleaner, more cohesive site design.

Setbacks

The proposed Planned Unit Development (PUD) includes a request to modify the standard setback requirements to better accommodate the site's design and overall development pattern, as reflected in the submitted setback table. Specifically, the project proposes a five (5) foot front setback, a ten (10) foot rear setback, a zero (0) foot interior side setback, and a ten (10) foot corner side setback. These adjustments are intended to allow for a more efficient and cohesive site layout while maintaining appropriate spacing, access, and functionality. These townhomes also support a more compact and intentional design that is compatible with the surrounding area.

<u>Setback Type</u>	<u>Proposed Setbacks</u>	<u>Required Setbacks</u>
Front Setback	5 feet	20 feet
Rear Setback	10 feet	15 feet
Interior Side Setback	0 feet	5 feet
Corner Side Setback	10 feet	10 feet

Open Space

The proposed subdivision provides 3.886 square feet of open space which is 149 square feet per unit, which is appropriate and sufficient for a 26-lot development given the project's scale, density, and intended use. The open space has been strategically located and designed to be functional and accessible, providing meaningful recreational and visual relief for residents without creating underutilized areas. Additionally, the subdivision's layout, including private yards and internal circulation, contributes to the overall livability of the community, reducing the reliance on large centralized open space areas. The proposed amount aligns with the character of the development and balances open space needs with efficient land use, ensuring a cohesive and well-planned neighborhood

Design Review – Architecture



This request is for a design review for 3 architectural floor plans and elevations. The two-story attached multi-family. The exterior of the homes consists of large decorative windows and a combination of stucco finish. From ground level it will not exceed 35 feet in height. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:

TENTATIVE MAP consisting of 26 lots and common lots on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached residential
- Number of Lots: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158

The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

While the proposed subdivision has proper and functional access and the lots are laid out orderly on the site, staff is concerned that the proposed number of the lots is resulting in the reduction of lot size and setbacks requirements. Staff finds the required reductions are the result of a self-imposed hardship and the project could be developed to meet Code requirements. Additionally, staff is not supporting the accompanying plan amendment, zone change, waiver of development standards, and planned unit development requests. For these reasons, staff is unable to support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an

application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40-foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700026 ZC-26-0318 VS-26-0319 PUD-26-0320 WS-26-0321 TM-26-500085 **9A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/01/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/21/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 08/19/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100286

ASSESSOR PARCEL #(s): 176-19-601-025

PROPERTY ADDRESS/ CROSS STREETS: Serene & Grand Canyon

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision PUD (Townhomes)

PROPERTY OWNER INFORMATION

NAME: Joseph Bolognese and Vivi A. Bolognese---Attention Angie Bolognese

ADDRESS: 9770 West Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-521-7447

APPLICANT INFORMATION (information must match online application)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shadows Parkway Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

TELEPHONE: 702-365-8588 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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

Property Owner (Signature)

Vivi Bolognese

Joe Bolognese

Property Owner (Print)

Date

3/30/26



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

April 29, 2026

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Grand Canyon & Serene
APR-26-100286
APN: 176-19-601-025
Justification Letter PUD**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, a Planned Unit Development (PUD), Waiver of Development Standards, and a Design Review for a proposed 1.93 gross acre, 26-lot single-family attached residential subdivision.

Tentative Map

The subject site is 1.93 gross acres and located west of Grand Canyon Drive and north of Serene Avenue. A Tentative Map is requested to allow for the development of a 26-lot single-family residential subdivision with a density of 13.47 dwelling units per acre. The lots range in size from 1,625 square feet to 2,118 square feet, with an average lot size of 1,756 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of CM (Corridor Mixed-Use). A separate Zone Boundary Amendment is requested in support of the proposed RM18 (Residential Multi-Family 18). A separate General Plan Amendment is requested in support of CN (Compact Neighborhood).

Grand Canyon Drive and Serene Avenue will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-26 will be accessed via a 38-foot-wide private street that have sidewalks on one side that terminates in a in a sub-street they will have "R" curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Grand Canyon Drive and Serene Avenue as required by code.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Semi-Developed)	RN (Corridor Mixed-Use – Density: Allows Less Than 18 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)



South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400053 (NZC-21-0209)-REDWOOD APARTMENTS, LP:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.

DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade.

Generally located north of Warm Spring Road and west of Redwood Street within Enterprise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

176-02-401-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 37 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 6% increase).
2. Reduce parking to 598 spaces where 627 spaces are required per Table 30.60-1 (a 5% reduction).

DESIGN REVIEWS:

1. Multi-family residential development.
2. Increase finished grade to 88 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 389% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.61
- Number of Units: 330
- Density (du/ac): 21.4
- Project Type: Multi-family residential development
- Number of Stories: 3

- Building Height (feet): 37
- Open Space Required/Provided: 33,000/118,616
- Parking Required/Provided: 627/598

Site Plan

The approved site plan depicts a multi-family residential development with a gated entrance/exit provided from Warm Springs Road along the south side of the site. A secondary exit-only driveway is provided in the northeast portion of the site onto Redwood Street. Pedestrian access gates are provided to the Capovilla Avenue cul-de-sac to the north and Redwood Street to the east. Twenty separate multi-family residential buildings are located throughout the site, and overall setbacks include 70 feet to the northern property line, 20 feet to the eastern property line along Redwood Street, 30 feet to the southern property line along Warm Springs Road, and 15 feet to the western property line. The need for increased grade is due to topography as the site is lower towards the center. Internal drive aisles provide access to parking spaces throughout the site, which include open parking spaces, parking spaces covered by carports, and garages. A waiver of development standards is necessary to reduce parking to 598 spaces where 627 spaces are required. The reduction in parking spaces mostly consists of the additional parking requirement due to enclosed spaces. Since 200 parking spaces are provided in garages, an additional 40 parking spaces are required. The applicant is proposing to reduce parking by 29 spaces. An amenity area is centrally located on the site, which includes a recreation building, fitness building, and pool with shade structures. Over 118,000 square feet of open space is provided where 33,000 square feet is required.

Landscaping

Perimeter landscaping meets Title 30 standards. East of the Capovilla Avenue cul-de-sac, perimeter landscaping along the northern property line includes a 10 foot wide landscape strip. Adjacent to Capovilla Avenue and behind an attached sidewalk, landscaping includes a 6 foot wide landscape strip, a wrought iron fence, and a 10 foot wide landscape strip. Along Redwood Street and behind an attached sidewalk, landscaping includes a 10 foot wide landscape strip and a wrought iron fence. Along the south property line adjacent to Warm Springs Road, landscaping includes a 5 foot wide landscape strip, a detached sidewalk, and a 5 foot wide landscape strip. A wrought iron fence is located behind the landscaping. Along the west property line, landscaping includes a 10 foot wide landscaping strip. Internal to the site, landscaping is provided throughout the parking lot, between buildings, and within the amenity areas.

Elevations

The approved 3 story multi-family residential buildings extend up to 37 feet in height, which requires a waiver of development standards. Exterior materials include painted stucco with a cool gray palette, stone veneer, railings around balconies, and metal awnings. Additionally, the apparent mass of the building is reduced by off-set surface planes and parapet walls along the roofline at different heights.

Floor Plans

Overall, the approved project includes 115, one bedroom units and 215, two bedroom units. A recreation building near the center of the site, which includes a clubhouse, leasing center, and

restrooms is 4,500 square feet. A separate fitness studio, pool equipment, and maintenance building is 2,443 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400074 (NZN-21-0209):

Comprehensive Planning

- Until August 4, 2026 to complete or the application will expire unless extended with approval of an extension of time;
- 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 a lack of necessary public services in the area.
- 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; 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

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-21-0209:

Current Planning

- Resolution of Intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Lease agreements for the units shall stipulate that garages shall be limited to parking and that they can be inspected monthly to verify that they are not being used for storage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet for Redwood Street, and a portion of a cul-de-sac for Capovilla Avenue as determined by Public Works - Development Review;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacate the right-of-way for the elbow on Capovilla Avenue as determined by Public Works - Development Review;
- If required by the Regional Transportation Commission (RTC), vacate the existing bus turnout right-of-way and related easements and dedicate right-of-way and new easements and construct a combination bus turnout/right turn lane at the entrance to the site on Warm Springs Road, including 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

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 #0024-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant indicates that additional time is needed to finalize coordination with Switch and NV Energy on a transmission line alignment and to complete project financing. The applicant states that the improvement plans are anticipated to be completed by January 2027. The extension is requested to allow the project to move forward without delay.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400074 (NZC-21-0209)	First extension of time for a zone change, waivers of development standards, and design review for a multi-family residential development	Approved by BCC	August 2004
UC-22-0459	Use permit for an electric substation and equipment, transmission lines, and utility structures	Approved by BCC	January 2023
NZC-21-0209	Non-conforming zone change from C-2 to R-4 zoning for a multi-family development	Approved by BCC	August 2021
LUP-20-700005	Request to redesignate the land use category to RUC (Residential Urban Center) - process cancelled	N/A	N/A
ZC-1929-05 (ET-0002-09)	First extension of time for a zone change to reclassify the site to U-V zoning for a mixed-use development - expired	Approved by BCC	April 2009
WS-0296-07	Waiver of development standards for noise associated with construction	Approved by PC	May 2007
DR-1554-06	Design review for signage, lighting, and parking - expired	Approved by BCC	December 2006
TM-0227-06	Tentative map for 479 residential condominium units - expired	Approved by PC	July 2006
ZC-1929-05	Zone change to U-V zoning for a mixed-use development - expired	Approved by BCC	January 2006
ZC-1607-03	Zone change for the western portion of the site to C-2 zoning	Approved by BCC	November 2003
ZC-0850-03	Zone change for the central portion of the site to C-2 zoning	Approved by BCC	July 2003
ZC-1623-02	Zone change for the eastern portion of the site to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	RM50 & CG	Multi-family residential & shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Single-family subdivision & shopping center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

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.

Following approval of the original application, the applicant obtained and continues to hold active permits from the Building Department and Public Works. While staff can support this extension of time request, staff may not be able to support a future extension of time request if significant progress towards completion of the development has not been demonstrated.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August, 2028 to complete or the application will expire unless extended with approval of an extension of time;
- 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 a lack of necessary public services in the area.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC.

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): ET-26-400053

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

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

Date 7/1/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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State Route 160, Mountain Springs

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PARADISE

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Hollywood Recreation & Community Ctr.
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WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning.

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100905

ASSESSOR PARCEL #(s): 176-02-401-022

PROPERTY ADDRESS/ CROSS STREETS: Redwood Street & Warm Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

- Extension of Time Application for NZC-21-0209

PROPERTY OWNER INFORMATION

NAME: Redwood Apartments, LP

ADDRESS: 6725 VIA AUSTI PKWY STE 350

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702.248.4883

CELL 702.248.4883

APPLICANT INFORMATION (information must match online application)

NAME: Warmington Apartment Communities, Inc

ADDRESS: 6725 VIA AUSTI PKWY STE 350

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702.248.4883

CELL 702.248.4883

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Greg Oberling
Property Owner (Print)

5/13/2026
Date

May 13th, 2026

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

**RE: Justification Letter – Extension of Time (NJC-21-0209)
Redwood Apartments (APN's: 176-02-401-022)**

Dear Planning Staff,

On behalf of our client Warmington Apartments, we respectfully request a second two-year extension of time for application **NJC-21-0209**.

The original application was approved by the Board of County Commissioners (BCC) on August 4, 2021, with an initial expiration date of August 4, 2024. The first extension of time (ET-24-400074) was subsequently requested in August 2024 and approved for an additional two-year period, extending the entitlements through August 4, 2026.

Our client is requesting a second two-year extension of time for NJC-21-0209 this is due to coordination with Switch and NV Energy to agree to an alignment for the proposed transmission line that was being designed to go around this project and due to financing for the parcel. Since the last extension of time Warmington Apartments has purchased the property and by the time this extension of time is approved, they will have a fully funded construction loan for the property. Completion of the Improvement Plans associated with the development is currently anticipated by January 2027.

Given these specific circumstances, we respectfully request your favorable consideration of this second extension of time. As stated above granting this request will allow sufficient time for the landowner to resolve outstanding utility coordination and financing matters and to move forward toward project completion. Should you have any questions or require additional information, please feel free to contact me at (702) 458-2551. Thank you for your time and consideration.

Sincerely,



Mark Bangan
Director of Planning Services
The WLB Group, Inc an LJA company

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400055 (WS-24-0115)-COUGAR-JONES INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow attached sidewalks.

DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone.

Generally located south of Cougar Avenue and east of Jones Boulevard within Enterprise, JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-13-301-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow a proposed attached sidewalk where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Storage yard
- Parking Required/Provided: 7/8
- Sustainability Required/Provided: 7/2

Site Plan

The approved plans depict a proposed storage yard located east of the intersection of Jones Boulevard and Cougar Avenue. Access to the storage yard is from Cougar Avenue with 2 ingress/egress access points from Cougar Avenue. The approved storage yard will provide for security of equipment that is stored on-site, which is associated with the primary business located just northeast of this parcel at 5920 Cougar Avenue and serve as an overflow yard. There is an existing chain-link fence around the property which will be replaced by an 8 foot high masonry block wall that will screen the outside storage from Cougar Avenue. No structures were or being built and no employees are assigned to the yard. As a private storage yard, it is not open to the public. The property is surrounded by other industrial uses to the north and west that are zoned

Industrial Light and a flood control channel to the east. The approved storage area for vehicles will be paved with compact reclaimed asphalt.

Landscaping

The approved landscape plan has been provided which depicts 8 trees to be planted in a 6 foot wide landscape strip along Cougar Avenue behind the proposed attached sidewalk.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0115

Comprehensive Planning

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30' for Cougar Avenue.

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.

Applicant's Justification

The applicant requests the extension of time to keep the entitlements active while the applicant obtains final approval of the improvement plans and structural plans. The applicant has already met most of the conditions of approval as required per WS-24-0115.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0115	Waiver of development standards to allow attached sidewalks	Approved by BCC	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0116	Vacation and abandonment for easements and right-of-way - recorded	Approved by BCC	May 2024
VS-0060-03	Vacation and abandonment for a right-of-way portion of Red Rock Street - recorded	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial office with outdoor storage
East & South & West	Business Employment	IL	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that the applicant has continued to make progress toward the commencement of this project. There are active Building Department and Public Works permits and since this is the first extension of time request staff can support this application.

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 22, 2028, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COUGAR-JONES INVESTMENTS, LLC

CONTACT: CIVIL ONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): ET-26-400055__

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

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

Date 7/1/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ 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: 7/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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Bunkerville TAB Room
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Silverado Ranch Community Center
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INDIAN SPRINGS

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Indian Springs Civic Center
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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

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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

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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
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100870

ASSESSOR PARCEL #(s): 176-13-301-014

PROPERTY ADDRESS/ CROSS STREETS: Cougar/Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for WS-24-0115.

PROPERTY OWNER INFORMATION

NAME: Cougar-Jones Investments LLC

ADDRESS: 355 E Torino Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-361-2914

CELL 702-361-2914

APPLICANT INFORMATION (information must match online application)

NAME: Cougar-Jones Investments LLC

ADDRESS: 355 E Torino Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-361-2914

CELL 702-361-2914

ACCELA REFERENCE CONTACT ID # 332644

CORRESPONDENT INFORMATION (information must match online application)*

NAME: CivilOne

ADDRESS: 333 N Rancho Dr #900

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: 702-870-8771

CELL 702-870-8771

ACCELA REFERENCE CONTACT ID # _____

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

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

Joseph Wyson
Property Owner (Signature)*

Joseph Wyson, Trustee

Property Owner (Print)

5/12/26

Date



BAUGHMAN & TURNER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

A  **CIVILONE COMPANY**

May 12, 2026

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

Re: Extension of Time for WS 24-0115
Cougar Private Storage Yard - APN 176-13-301-014

To Whom It May Concern,

Please let this letter serve as justification for an Extension of Time of the Design Review and Waiver of Standards for a private storage yard located east of the intersection of Jones Boulevard and Cougar Avenue. The 2.43-acre site is comprised of APN 176-13-301-014. This application is requesting an Extension of Time necessary to obtain final approval of the improvement plans and structural plans. The Design Review is for a proposed outdoor storage yard in an IL Zone, an alternative design for sustainability per 30.04.05 and a Waiver of Standards to allow attached sidewalks where detached is required per 30.04.08C.5 and a waiver for a trash enclosure per 30.04.05D.5. A Vacation and Abandonment of a portion of right-of-way (Red Rock Street remnant from VS-0060-03) and patent easements were submitted separately and approved (VS-24-0116).

The Extension of Time is necessary to keep entitlements active while the improvement plans go through the final reviews. The applicant has already met most of the conditions of the Waiver and Design Review NOFA. A drainage study has been prepared and approved; the 30 ft of right-of-way dedicated by separate document; and the improvement plans have been prepared and submitted for full offsites and a storm drain system.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.
A CivilOne Company


Josh Harney
Project Processor

333 N. Rancho Drive, Suite 900
Las Vegas, NV 89106
O. 702.870.8771 | F. 702.878.2695