



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

November 25, 2025

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for November 12, 2025. (For possible action)
- IV. Approval of the Agenda for November 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **ZC-25-0753-DIAMOND FORD, LLC:**
ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **12/03/25 BCC**
2. **TM-25-500161-DIAMOND FORD, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action) **12/03/25 BCC**
3. **PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action) **12/16/25 PC**
4. **ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:**
ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action) **12/16/25 PC**
5. **VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 beltway within Enterprise (description on file). MN/dd/cv (For possible action) **12/16/25 PC**
6. **WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.
DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**

7. **WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**
8. **TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:**
TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**
9. **VS-25-0766-FNC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and Chartan Avenue and Starr Avenue; a portion of right-of-way being La Cienega Street located between Chartan Avenue and Starr Avenue; and a portion of right-of-way being Chartan Avenue located between La Cienega Street and Placid Street within Enterprise (description on file). MN/ji/cv (For possible action) **12/16/25 PC**
10. **VS-25-0749-WINDMILL CIMMARRON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment) and Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/tpd/cv (For possible action) **12/17/25 BCC**
11. **UC-25-0748-WINDMILL CIMMARRON, LLC:**
USE PERMIT for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce parking; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action) **12/17/25 BCC**
12. **TM-25-500182-WINDMILL CIMMARRON, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action) **12/17/25 BCC**
13. **WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC**
LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; and 2) driveway geometrics.
DESIGN REVIEW for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action) **12/17/25 BCC**

14. **WS-25-0760-LAS VEGAS WIGWAM GILES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced departure distance.
DESIGN REVIEW for modifications to a previously approved hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Wigwam Avenue within Enterprise. MN/hw/cv (For possible action) 12/17/25 BCC

VII. General Business

1. Review the DRAFT 2026 calendar (for possible action)
January 14 and 28
February 11 and 25
March 11
April 1, 15 and 29
May 13 and 27
June 10
July 1, 15 and 29
August 12 and 26
September 9 and 30
October 14 and 28
November 11 and 25
December 9 and 30

- 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: December 10, 2025.

- X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

November 12, 2025

MINUTES

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

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

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

Lorna Phegley and Joelene Isfalt, 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 October 29, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 29, 2025.

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

IV. Approval of Agenda for November 12, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. VS-25-0696-ROSHI 27, LLC & LEXILAND, LLC:
3. UC-25-0695-ROSHI 27, LLC & LEXILAND, LLC:

6. PA-25-700044-LAS VEGAS PAVING CORP:
7. ZC-25-0726-LAS VEGAS PAVING CORP;
8. VS-25-0728-H D OLETA, LLC:
9. WS-25-0727-H D OLETA, LLC:

10. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:
11. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:
12. VS-25-0742-NEW CHINATOWN DEVELOPMENT LLC:
13. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:

V. Informational Items

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

VI. Planning & Zoning

1. **UC-25-0706-MEQ-BD & D II, LLC:**
USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor dining, drinking and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for modification to an approved commercial development on 3.76 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action) **11/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Use Permits 1 and 2;

APPROVE: Waivers of Development Standards #1

WITHDRAWN: Waivers of Development Standards #2 by the applicant;

APPROVE: Design Review:

ADD Comprehensive Planning condition:

- Install a 5-foot sound attenuating wall on the east and north sides of the drive through lane for building E.

Per staff if approved conditions

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

2. **VS-25-0696-ROSHI 27, LLC & LEXILAND, LLC:**
VACATE AND ABANDON portion of a right-of-way being Cactus Avenue located between Schirlls Street and Hinson Street; portion of a right-of-way being Schirlls Street located between Cactus Avenue and Rush Avenue (alignment); and easements of interest to Clark County located between Cactus Avenue and Rush Avenue (alignment), and Schirlls Street and Hinson Street within Enterprise (description on file). JJ/sd/cv (For possible action) **11/18/25 PC**

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

3. **UC-25-0695-ROSHI 27, LLC & LEXILAND, LLC:**
USE PERMIT for an emergency care facility.
DESIGN REVIEW for an emergency care facility on 2.03 acres in an RS20 (Residential Single-Family) Zone. Generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/sd/cv (For possible action) **11/18/25 PC**

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

4. **VS-25-0708-NV LAS DEC, LLC:**
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and Rainbow Boulevard and Redwood Street (previously not notified); and a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action) **11/18/25 PC**

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

5. **DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:**
DESIGN REVIEW for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **12/02/25 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

6. **PA-25-700044-LAS VEGAS PAVING CORP:**
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action) **12/02/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Toulouse - ABSTAIN

7. **ZC-25-0726-LAS VEGAS PAVING CORP:**
ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action) **12/02/25 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Toulouse - ABSTAIN
8. **VS-25-0728-H D OLETA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard and Oleta Avenue and Serene Avenue and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **12/02/25 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Toulouse - ABSTAIN
9. **WS-25-0727-H D OLETA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) driveway geometrics
DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh (for possible action) **12/02/25 PC**
- Motion by David Chestnut
Action: **APPROVE: Waivers of Development Standards;**
DENY: Design Review.
Per staff if approved conditions
Motion **PASSED** (4-0) /Toulouse-ABSTAIN
10. **PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action) **12/02/25 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1)/Chestnut-NAY
11. **ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action) **12/02/25 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Chestnut - Nay

12. **VS-25-0742-NEW CHINATOWN DEVELOPMENT LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/cv (For possible action) **12/02/25 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1) /Chestnut - Nay

13. **WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action) **12/02/25 PC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning conditions:
• **ADD** 3 architectural features on Buildings A, B and E elevations facing public roads
Per staff conditions
Motion **PASSED** (4-1) /Chestnut - Nay

14. **ET-25-400109 (UC-21-0188)-REMINGTON UTE, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) reduce the separation from a proposed convenience store to a residential use; 5) reduce the separation from a proposed gasoline station to a residential use; 6) reduce the setback from a convenience store to a section line road; and 7) reduce the setback from a gasoline station to a section line road.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) reduce driveway approach distances; 3) reduce driveway departure distances; and 4) reduce vehicle wash separation from residential.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station (fuel canopy); 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/bb/kh (For possible action) **12/03/25 BCC**

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

15. **ET-25-400114 (WS-23-0470)-BELTWAY BUSINESS PARK WAREHOUSE NO 5, LLC: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.
DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with a warehouse building on 2.4 acres in an IP (Industrial Park) Zone. Generally located south of Badura Avenue and east of Jones Boulevard within Enterprise. MN/bb/kh (For possible action) **12/03/25 BCC**

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

16. **ZC-25-0735-INTOUCH CREDIT UNION: ZONE CHANGE** to reclassify 1.20 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Cimarron Road and south of Blue Diamond Road within Enterprise (description of file). JJ/gc (For possible action) **12/03/25 BCC**

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

VII. General Business:

1. Confirm the December 30, 2025, Enterprise Town Board meeting date with the Town board members. (for possible action)
Motion by David Chestnut
Action: **APPROVE** confirmation for Enterprise Town Board meeting on Tuesday, December 30, 2025.
Motion **PASSED** (5-0) /Unanimous

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 Tuesday, November 25, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:42 p.m.
Motion **PASSED** (5-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0753-DIAMOND FORD, LLC:

ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-13-401-002 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6005 Ford Avenue
- Site Acreage: 1.27 (portion)
- Existing Land Use: Union Pacific Railroad

Applicant's Justification

The applicant states that the western portion of the parcel is already zoned IL (Industrial Light) and that rezoning the entire parcel to IL (Industrial Light) will allow the applicant to process a tentative map for the entire parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0245	Waiver of development standard and design review for office/warehouse building	Approved by BCC	June 2022
VS-22-0246	Vacation and abandonment of patent easements	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Undeveloped & UPRR

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL, IP, & RS20	Manufacturing, UPRR, & undeveloped
East	Business Employment	IP & RS20	Mini-warehouse facility & RV storage
West	Business Employment	IL	Office/warehouse

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

Related Applications

Application Number	Request
TM-25-500161	A tentative map for a 1 lot industrial subdivision for the entire parcel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent properties to the north, south, east, and west are zoned industrial and/or being used for industrial purposes. Furthermore, the western portion of the subject parcel is already zoned IL, and therefore, the proposed IL zoning will allow for a uniform zoning district throughout the site. Additionally, the Union Pacific Railroad is located on the site. Therefore, the request complies with Policy 5.5.1 of the Master Plan which encourages the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Staff Recommendation

Approval

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): ZC-25-0753

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: N/A Time: N/A

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: 12/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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4701 N. Durango Dr., Las Vegas

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 10/1/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101640

ASSESSOR PARCEL #(s): 176-13-401-002

PROPERTY ADDRESS/ CROSS STREETS: 6005 Ford Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Rezoning the remaining portion that is currently zoned RS20 to IL

PROPERTY OWNER INFORMATION

NAME: Diamond Ford LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV ZIP CODE: 89118

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

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

CORRESPONDENT INFORMATION (information must match online application)*

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

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

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

Property Owner (Signature)*

Darren C. Petersen, Manager
Property Owner (Print)

10-8-2025
Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



October 8, 2025

Clark County Current Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89101

Attn: Senior Planner

**RE: DIAMOND FORD
APN 176-13-401-002
REZONING**

Dear Staff,

We respectfully request a Zone Change from RS20 to IL so the zoning will match the portion currently zoned IL. We would like the whole parcel to be IL so that we can do a Tentative Map.

Should you have any questions or require any additional information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Gallegos", written over a light blue horizontal line.

Richard Gallegos
Project Director

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500161-DIAMOND FORD, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone.

Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:
 176-13-401-002

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6005 W. Ford Avenue
- Site Acreage: 2.44
- Project Type: Industrial tentative map
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial tentative map. Two existing buildings on site will remain as-is. Access is provided from an existing driveway from Ford Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0245	Waiver of development standard and design review for office/warehouse building	Approved by BCC	June 2022
VS-22-0246	Vacation and abandonment of patent easements	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Undeveloped
South	Business Employment	IL, IP, & RS20	Manufacturing, UPRR, & undeveloped
East	Business Employment	IP & RS20	UPRR & warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	Manufacturing & office space

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

Related Applications

Application Number	Request
ZC-25-0753	A zone change to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- No comment.

Building Department - Addressing

- Street names shall not include directional prefixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100771

ASSESSOR PARCEL #(s): 176-13-401-002

2A

PROPERTY ADDRESS/ CROSS STREETS: 6005 Ford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a single industrial lot.

PROPERTY OWNER INFORMATION

NAME: Diamond Ford LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

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ACCELA REFERENCE CONTACT ID #

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

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

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

Property Owner (Signature)*

Darren C. Petersen

Property Owner (Print)

8/7/2025

Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

EXISTING LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.16
- Existing Land Use: Undeveloped with a billboard on site

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 48 lot single-family residential subdivision with a density of 9.54 dwelling units per acre. The applicant is requesting a zone change on a 5.03 acre portion of 5.16 acres from CG to RS2. This zone change requires a Master Plan Amendment to Compact Neighborhood land use category. According to the applicant, the adjacent compact single-family residential development to the east is similar to the density and design of this development. Furthermore, the project site is only served by residential local streets, which make the proposed master plan amendment more compliant than the current land use, which encourages a mix of commercial, retail, and entertainment uses in a more heavily traveled roadway and activity-rich environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex - expired	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West	Entertainment Mixed-Use & Business Employment	RS20	US I-15 freeway & undeveloped

Related Applications

Application Number	Request
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for Public Works standards is a companion item on this agenda.
VS-25-0765	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Entertainment Mixed-Use (EM) 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.

The request for Compact Neighborhood is compatible with the surrounding area. Compact Neighborhood would be an appropriate transition between the existing single family residential development to the east and the interstate to the west. Also, there does not appear to be a demand for commercial uses along this stretch of the highway as several parcels in the area are developed with residential uses. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the Compact Neighborhood land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

**CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113**

DRAFT

Planned Land Use Amendment PA-25-700048

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise
Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700048, ZC-25-0763, WS/DR-25-0764, VS-25-0765, & TM-25-500186

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

3A

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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Samantha Crunkilton, Secretary
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Whitney Recreation Center
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WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & WRICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 106 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES

STATE: CA

ZIP CODE: 90048

TELEPHONE: (310) 880-9017

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89113

TELEPHONE: (808) 220-3488

CELL _____

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.

Debra L. Korduner
Property Owner (Signature)*

Debra L. Korduner, Manager

Property Owner (Print)

9/15/2025

Date

for Nevada International Investments, Ltd.



October 13th, 2025

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

Subject: Ensworth & Richmar – Justification Letter for Land Use Plan Master Plan Amendment for Single-Family Detached Subdivision on 5.03 Acres (APN 177-20-801-001)

To Whom It May Concern,

On behalf of our client, LGI Homes – Nevada, LLC, we present this justification letter for a Land Use Plan Master Plan Amendment located in the Enterprise Land Use Plan Area on +/- 5.03 gross acres (APN 177-20-801-001). The site is located at the southwest corner of Ensworth Street and W Richmar Avenue in Clark County jurisdiction. Ensworth Street (55' right-of-way) borders the site to the east, W Richmar Avenue (55' right-of-way) to the north, the I-15 freeway to the west, and an existing apartment complex to the south.

Current and Proposed Land Use Designations

The existing land use designation for this site is **Entertainment Mixed-Use (EM)**, and the current zoning classification is **Commercial General (CG)**. The applicant is requesting a Master Plan Amendment to change the land use designation to **Compact Neighborhood (CN)** to allow for a proposed zoning designation of **Residential Single-Family (RS2)**. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Planned Land Use	Zoning
North	EM (Entertainment Mixed-Use)	CR (Commercial Resort)
East	EM (Entertainment Mixed-Use)	RM18 (Residential Multi-Family 18)
South	EM (Entertainment Mixed-Use)	RM32 (Residential Multi-Family 32)
West (I-15 Fwy)	EM (Entertainment Mixed-Use)	RS20 (Residential Single-Family 20)

The property is currently designated as Entertainment Mixed-Use under the Clark County Master Plan. The subject parcel is located immediately adjacent to an established single-family residential neighborhood to the east, which has a planned land use of Entertainment Mixed Use (EM) and zoning of Residential Multi-Family (RM18). The existing development does not comply with the existing land use and zoning, however, and would be compliant with this project's proposed land use and zoning. Therefore, the proposed development would function compatibly with the surrounding area. Additionally, the project site is only served by residential local and local streets, which make the proposed master plan amendment to a residentially accessible land use more compliant than the current land use, which encourages a mix of commercial, retail, and entertainment uses in a more traffic-heavy and activity-rich environment.

The proposed amendment to Compact Neighborhood (CN) is consistent with existing development patterns in the area. Transitioning the site from an entertainment/commercial designation to a residentially supportive land use will:

- Align with the character of the adjacent residential communities.
- Promote orderly and compatible land use transitions from existing residential to proposed residential rather than from commercial to residential.
- Support the public health, safety, and general welfare of the area by reducing potential traffic and noise conflicts that may arise from a commercial or entertainment-based use.
- Improve compatibility with existing infrastructure and available services already supporting adjacent single-family homes, such as utilities, schools, and roadway systems.
- Help meet the community's growing demand for residential housing in proximity to existing neighborhoods and infrastructure.

The amendment supports the goals and policies of the Clark County Master Plan, particularly those related to ensuring land use compatibility, promoting efficient use of infrastructure, and reinforcing neighborhood cohesion and identity. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The change to Compact Neighborhood (CN) will better reflect the practical and functional use of this land.

We appreciate your consideration in reviewing and approving this application. Should you have any questions or comments, please contact me at (808) 220-3488 or jshon@woodrodgers.com.

Respectfully,



Jason Shon, PE
Senior Engineer
Wood Rodgers, Inc.
8345 W Sunset Road, Suite 150
Las Vegas, NV 89113
808.220.3488 Mobile
jshon@woodrodgers.com

PLANNING COMMISSION ALA
Tuesday, October 21, 2025

REVISED

Delete and place on the December 3, 2025 Board of County Commissioners' Meeting agenda per the applicant.

- #9 – TM-25-500161 / Nairee Agulian / Enterprise

HOLD to the February 17, 2026, Planning Commission Meeting per the applicant. Renotification fees apply.

- #10 - UC-25-0017 / Tyler Delorenzo / Paradise

HOLD to the November 4, 2025, Planning Commission Meeting per the Planning Commission.

- #25 - WS-25-0617 / Jamie Miller / Spring Valley



Negar Masoomi
10/22/2025

DS
10/22/25

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:

ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.03(portion)/5.16(site)
- Existing Land Use: Undeveloped with a billboard on site

Applicant's Justification

The applicant is requesting a zone change on almost the entirety of the property from CG (Commercial General) Zone to RS2 (Residential Single-Family) Zone. The area that has been excepted out of this request is a billboard lot that is roughly a tenth of an acre. The subject site is proposed for a 48 lot single-family residential subdivision with a density of 9.54 dwelling units per acre. According to the applicant, the subject parcel is location at the end of a dead end street further limit vehicular circulation for future commercial development. Existing utility and service infrastructure exists in the area, and the residential request will reduce the potential impacts such as traffic, noise, and light pollution that would otherwise be associated with CG zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex - expired	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West	Entertainment Mixed-Use & Business Employment	RS20	US I-15 freeway & undeveloped

Related Applications

Application Number	Request
PA-25-700048	A plan amendment for Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for Public Works standards is a companion item on this agenda.
VS-25-0765	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for more intensive residential development. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. Furthermore, the parcel has been zoned for commercial purposes since 2001 yet remains undeveloped. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The request also complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single-family residential subdivisions. For these reasons, staff finds the request for the RS2 zone is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air-traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

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 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD
CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700048, **ZC-25-0763**, WS/DR-25-0764, VS-25-0765, & TM-25-500186

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

4A

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

Tammy Harris/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & W RICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 106 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES

STATE: CA

ZIP CODE: 90048

TELEPHONE: (310) 880-9017

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89113

TELEPHONE: (808) 220-3488

CELL _____

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.

Debra L. Korduner
Property Owner (Signature)*

Debra L. Korduner, Manager

Property Owner (Print)

9/15/2025

Date

for Nevada International Investments, Ltd.



October 22nd, 2025

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

Subject: Ensworth & Richmar – Justification Letter for Design Review, Rezone, and Waiver of Development Standards for Single-Family Detached Subdivision on 5.03 Acres (APN 177-20-801-001)

To Whom It May Concern,

On behalf of our client, LGI Homes – Nevada, LLC, we present this justification letter for the development of a single-family detached subdivision on +/- 5.03 gross acres. The site is located at the southwest corner of Ensworth Street and W Richmar Avenue in Clark County jurisdiction.

Project Description

The proposed non-gated, two-story, single-family detached residential development with public streets consists of 48 lots on +/- 5.03 gross acres, for a gross density of 9.55 dwelling units per acre. The site consists of one parcel, APN 177-20-801-001 (5.03 acres). Ensworth Street (55' right-of-way) borders the site to the east, W Richmar Avenue (55' right-of-way) to the north, the I-15 freeway to the west, and an existing apartment complex to the south. The proposed home designs are all two-story models, equipped with two-car garages and driveways 16 feet in maximum width.

The existing land use designation for this site is **Entertainment Mixed-Use (EM)**, and the current zoning classification is **Commercial General (CG)**. The applicant is requesting a Master Plan Amendment in companion to these applications to change the land use designation to **Compact Neighborhood (CN)** to allow for a proposed rezoning designation of **Residential Single-Family 2 (RS2)**. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Planned Land Use	Zoning
North	EM (Entertainment Mixed-Use)	CR (Commercial Resort)
East	EM (Entertainment Mixed-Use)	RM18 (Residential Multi-Family 18)
South	EM (Entertainment Mixed-Use)	RM32 (Residential Multi-Family 32)
West (I-15 Fwy)	EM (Entertainment Mixed-Use)	RS20 (Residential Single-Family 20)

The subdivision will feature four (4) different floor plans with two (2) different elevation styles each, for a total of eight (8) distinct variations that front the proposed public streets. All residential lots will be able to host any proposed model and elevation by the developer while meeting the required setback standards by Title 30, unless otherwise noted. The units along the eastern boundary front the existing Ensworth Street (55-foot right-of-way), while the interior lots front a proposed public street (48-foot right-of-way) that will gain vehicular access through W. Richmar Avenue (55-foot right-of-way). The developer is proposing street, landscaping, and open space

improvements in compliance with the Clark County Title 30 Development Code. An existing billboard sign exists on the project site, which will remain on a separate parcel and processed through the Clark County Parcel Map process.

Design Review

Per Clark County Title 30.06.05.B, the applicant is requesting a Design Review for the following items:

1. When in conjunction with any other required application.

The design review is required as the applicant has companion applications in the form of a master plan amendment, rezone, tentative map, waiver of development standards, & vacation.

Rezone

A rezone application is requested to change the current zoning classification of **Commercial General (CG)** to a proposed zoning of **Residential Single-Family 2 (RS2)**. This zoning change is intended to bring the property into alignment with the proposed **Compact Neighborhood (CN)** land use designation submitted concurrently as part of the Master Plan Amendment application.

The subject parcel is located immediately adjacent to an established single-family residential neighborhood to the east, which has a planned land use of Entertainment Mixed Use (EM) and zoning of Residential Multi-Family (RM18). The existing development does not comply with the existing land use and zoning, however, and would be compliant with this project's proposed land use and zoning. Therefore, the proposed development would function compatibly with the surrounding area.

Apart from the adjacency to similar developments, the site's character and location further encourage the rezoning to RS2. The site is served by local streets, W. Richmar Avenue and Ensworth Street, that experience low traffic volumes, and the parcel's location at a dead end further limit vehicular circulation and support the residential zoning. Existing utility and service infrastructure is also compatible with RS2 use. Rezoning to RS2 reduces potential impacts such as traffic, noise, and light pollution that would otherwise be associated with commercial or retail-related development under the CG zoning.

Waiver of Development Standards

1. Waiver from Title 30.02.25.D.2(i) – To eliminate or reduce to 0 feet the setbacks for residential buildings from a nondepressed freeway whereas 50 feet from the right-of-way line is required.

The applicant is requesting to adopt the zoning standard setbacks from the freeway right-of-way line. Because only rear setbacks are located along the freeway right-of-way line and a 5-foot-wide drainage easement is provided along this section, the minimum rear setback from this line is 20 feet. The applicant's largest proposed model would provide approximately 22.5 feet from the right-of-way line to principal structure. Additionally, a sound wall is planned by others along the project site's frontage of the I-15. Per the coordination email attached with this application, the applicant has ongoing

communication efforts with both NDOT and Brightline West, the developer associated with the sound wall proposition. The future installation of the sound wall provides the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback requirement. A tentative depiction of the future sound wall is shown on the tentative map and site plan but is not meant to be construed as a final design and/or placement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

- 2. Waiver from Title 30.02.25.D.2.i(a) – To remove the requirement to install a landscape buffer with a noise attenuated wall or a 25-decibel noise level reduction into the construction of the dwelling.**

As mentioned in the previous waiver, a sound wall is proposed by other parties, NDOT & Brightline, along the project's frontage of the I-15. Therefore, the applicant requests to waive the requirement for the noise attenuation wall and noise-reducing construction material in the proposed dwellings. The future sound wall by others will achieve the functional purpose of a buffer between the residential structures and the freeway, therefore achieving the intent of the noise attenuation requirement.

- 3. Waiver from Title 30.04.01.D.7(iii) – To allow no landscaping installation within the 5-foot-wide landscape strip between the back of curb and detached sidewalk along the project site frontage of Ensworth Street.**

Per a pre-submittal meeting between the applicant and the Las Vegas Valley Water District (LVVWD) on 08/13/25, it was specifically requested by the water purveyor to not install any landscaping between the detached sidewalk and back of curb along Ensworth Street. The lots fronting Ensworth Street will require water meter and lateral services installed within this area, and LVVWD cited multiple issues in the past where shrubs or trees planted within the landscaping strip conflicted with and damaged their maintained facilities. Therefore, the applicant is requesting that we do not install any landscaping within this area to preserve LVVWD facilities. The email correspondence provided dated 09/23/2025 documents the dialogue with LVVWD regarding this request.

Installing landscaping along Ensworth within the detached sidewalk area is permitted under an exception allowed by Clark County Code Title 30.04.01.E.1(iii). Specifically, this section allows for alternatives in the Alternative Landscape Plan that states: "A modification in the number, configuration, or location of required trees or shrubs may be considered when the public utility or governing agency provides written notice that the required landscaping would negatively impact the operation of overhead and underground public utilities or create a public safety hazard."

- 4. Waiver from Title 30.04.02C – To allow for no landscaping buffer installation along project site frontage of the freeway.**

Per Title 30.02.25D, when adjacent to a nondepressed freeway, structure setbacks may be reduced to the zoning district standards when a landscaping buffer per Title 30.04.02C

is provided. The applicant is requesting to waive the requirement to install this landscaping buffer while maintaining the zoning district standard setbacks. As mentioned in the waiver from Title 30.02.25D, the future sound wall by others will achieve the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback and noise attenuation requirement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

5. Waiver from Title 30.04.08B for Technical Drainage Study – To allow for the processing, review, and approval of a Parcel Map without the submittal of a drainage study for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of a drainage study with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate drainage study than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for a drainage study because the residential subdivision will have one associated with its improvements.

6. Waiver from Title 30.04.08C for Full Off-Site Improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) – To allow for the processing, review, and approval of a Parcel Map without the submittal of Offsite Improvement Plans for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of improvement plans with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate set of offsite improvement plans than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for offsite improvements because the residential subdivision will establish all offsites with its improvements.

7. Waiver from CCAUSD# 212 – To increase the cul-de-sac length to a maximum of 653 feet where a maximum of 500 feet is allowed (30.6% increase).

The requested extension of the cul-de-sac length will ensure full frontage access for the proposed lots along the onsite public street. The roadway width and cul-de-sac radius adhere to Clark County Title 30 and CCAUSD standards. This extension is warranted due to the residential character of the street and the low traffic volumes on the adjacent local streets, W. Richmar Avenue and Ensworth Street. Additionally, the project site is located at a dead end, further minimizing traffic volumes. All lots along this roadway will be equipped with fire sprinklers. Similar cul-de-sac extensions, such as the subdivision at W. Erie Avenue and El Camino Road, have been approved within Clark County, reflecting alignment with regional planning objectives.

Conclusion

The proposed development is consistent with the goals and policies outlined in Clark County Title 30 and the Enterprise Land Use Plan. It supports the County's objectives of promoting compatible infill development, preserving neighborhood character, and ensuring efficient use of existing infrastructure and services. By advancing housing opportunities in a manner that reflects the long-term planning objectives, the project reinforces the County's vision for compatible development within the Enterprise Land Use Plan Area.

It is to be noted that all proposed homes and models for the Ensworth & Richmar subdivision are intended to comply with the applicable setback requirements as per Clark County's zoning and development standards. If any future home designs do not meet these setback requirements, it will require a Waiver of Development Standards.

We appreciate your consideration in reviewing and approving these applications. Should you have any questions or comments, please contact me at (808) 220-3488 or jshon@woodrodgers.com.

Respectfully,



Jason Shon, PE

Senior Engineer

Wood Rodgers, Inc.

8345 W Sunset Road, Suite 150

Las Vegas, NV 89113

808.220.3488 Mobile

jshon@woodrodgers.com

Jason Shon

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Tuesday, September 23, 2025 1:04 PM
To: Jason Shon
Cc: Jo Opena; Roger Jordan
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

We are not allowed to dictate where the County may want Landscaping or not. We would just ask for any plants and trees to be kept away from LVVWD service laterals as much as possible.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Friday, September 19, 2025 2:58 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

Yes, see attached.

Thanks,
Jason Shon>, PE< | Senior Engineer

Wood Rodgers, Inc. |
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrogers.com%2F&data=05%7C02%7Cjshon%40woodrogers.com%7C32f3ed548893436f419f08ddfadc6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871647047%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFoljoiTWpbcisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Tuwj3l2EDlffsonxfI8V%2Fv0CrBDdbyny0eB0Yp%2FQ1tw%3D&reserved=0> | 702.381.0783 Direct < br /> 808.220.3488 < Mobile < br /> < [a href=mailto:jshon@WoodRodgers.com](mailto:jshon@WoodRodgers.com) tabindex=0 target=_blank>jshon@WoodRodgers.com < < p < td >

-----Original Message-----

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Thursday, September 18, 2025 3:36 PM
To: Jason Shon <jshon@WoodRodgers.com>

Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

Please send me a drawing or something to make sure I know what I'm asking the County to possibly exempt for this project.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Thursday, September 18, 2025 1:19 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

We had a meeting with County for entitlements and they're asking for documentation from LVVWD that no landscaping is requested between the detached segments of sidewalk and back of curb. This is for that project site we had the looping requirement for last month and the detached segment we're talking about is off Ensworth Street.

If you could just respond to this email confirming that's what LVVWD wants, that's all we need.

Thanks! Jason Shon , PE | Senior Engineer Wood Rodgers, Inc. |
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrodgers.com%2F&data=05%7C02%7Cjshon%40woodrodgers.com%7C32f3ed548893436f419f08ddfad6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871667510%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIiIAiOiJXaW4zMilslkFOljoITWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C%7C&sdata=zMznsdCOLfvEZ38Yv0LUchYNY68acyMues8P7Ae9aq4%3D&reserved=0> | 702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile
916.341.7767 Fax
jshon@WoodRodgers.com
Follow Us @WoodRodgersInc | Check what's happening on our News Blog! |

Jason Shon

From: Jason Shon
Sent: Wednesday, October 1, 2025 4:51 PM
To: 'mcarroll@brightlinewest.com'
Cc: Jo Opena
Subject: Ensworth & Richmar (Clark County, NV) - I-15 Sound Wall
Attachments: Re: Ensworth & Richmar - NDOT Sound Wall; 08 - 25.0914 ENSWORTH & RICHMAR - TENTATIVE MAP 1ST SUB.WR.pdf

Hi Matt,

We're civil engineers for our residential client who is developing a parcel east of the I-15 in Clark County, NV on APN 177-20-801-001. The western boundary of the project parcel abuts the I-15, and we are applying to Clark County Planning for a waiver to allow for this abutment next to the freeway.

We reached out to NDOT to find out if there would be a sound wall installation along our stretch of the project site, and they indicated that there would be. I asked to receive a copy of the plans showing the sound wall so we can appease the County's request to show this on our plans, but NDOT said we would have to get in contact with Brightline to coordinate this (see attached email thread), so that's where we are right now.

I've attached the tentative map for the project so you can see the abutment next to the I-15. Would it be possible for you to share a construction timeline for the sound wall and improvement plans, at whatever stage they may be, so we can at least visually display this on our plans to aid us in our waiver at the public hearing?

We would appreciate any information you could provide.

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |

702.220.3680 Main

702.381.0783 Direct

808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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From: Hovietz, Jaime <JHovietz@dot.nv.gov>
Sent: Monday, September 29, 2025 7:56 AM
To: Jason Shon; d1epsubmittals
Cc: Jo Opena
Subject: Re: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

We do not know who the assigned NDOT Project Manager is for that project. Due to the Project being a Design Build you would need to reach out to Bright Line.

Jaime



Jaime Hovietz

NDOT Permits Coordinator

District 1 Permits

Nevada Department of Transportation

[m \(702\) 375-7932](tel:(702)375-7932)

[e jhovietz@dot.nv.gov](mailto:jhovietz@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)



From: Jason Shon <jshon@WoodRodgers.com>
Sent: Sunday, September 28, 2025 09:46 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

We had a meeting with Clark County Planning this past week about this project, and they are requesting setback waivers from us for the abutment of the lots next to the I-15. They would like for us to show the sound wall, however preliminary it would be at this stage, on our site plan.

Would it be possible for you to provide us the contact information of the project manager for the sound wall project? We'd like to reach out to them for more information, if possible.

Thank you!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Sent: Wednesday, August 27, 2025 10:29 AM
To: Jason Shon <jshon@WoodRodgers.com>
Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jason,

Unfortunately, I do not have access to the plans. It's in the preliminary stages and being process through our Carson City Office.

Tracy Geter
Supervisor 1, A.E.
District 1 – Permits Section
Nevada Department of Transportation
m 702.671.6610 | o 702.385.6500
e tracy.geter@dot.nv.gov | w dot.nv.gov

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Wednesday, August 27, 2025 8:58 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

Thank you so much. Do you have a set of improvement plans I could use for reference and a schedule for completion?

Thanks,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Sent: Wednesday, August 27, 2025 8:51 AM
To: Jason Shon <jshon@WoodRodgers.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Jason,

After speaking to our Project Management Team in Carson City, a soundwall will be constructed at this location under an upcoming NDOT Contract. I hope this helps...

Tracy Geter
Supervisor 1, A.E.
District 1 – Permits Section
Nevada Department of Transportation
m 702.671.6610 | o 702.385.6500
e tracy.geter@dot.nv.gov | w dot.nv.gov

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Tuesday, August 26, 2025 11:28 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I wanted to follow up on this. Have any insight?

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: Jason Shon
Sent: Tuesday, August 19, 2025 2:39 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@woodrogers.com>
Subject: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I have a question regarding a residential project site on APN 177-20-801-001. The site is adjacent to the I-15 on the western boundary. I've attached a tentative map for reference.

We wanted to reach out and ask if NDOT has any sound wall installation requirements for single-family residential development immediately adjacent to the I-15. If so, do you mind sharing what those standards are and who we can coordinate with regarding any type of design, installation, or permit questions?

Thanks in advance!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 beltway within Enterprise (description on file). MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

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 patent easements on the subject parcel to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit, waiver of development standards, and a design review for a temporary sales office	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change, use permits, and a design review for a mixed-use development - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for an off-premises advertising sign	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is the I-15 Beltway

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a proposed minor subdivision is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 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 shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700048, ZC-25-0763, WS/DR-25-0764, VS-25-0765, & TM-25-500186

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

5A

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

Tammy Harris/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & WRICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 106 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES

STATE: CA

ZIP CODE: 90048

TELEPHONE: (310) 880-9017

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 985-8708

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89113

TELEPHONE: (808) 220-3488

CELL _____

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.

Debra L. Korduner
Property Owner (Signature)*

Debra L. Korduner, Manager

Property Owner (Print)

9/15/2025

Date

for Nevada International Investments, Ltd.



October 13th, 2025

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

Subject: Ensworth & Richmar – Justification Letter for the Vacation of a Portion of a Roadway, Public Utilities, & Flood Control Easement along APN 177-20-801-001's frontage of Ensworth Street and W. Richmar Avenue

To Whom It May Concern,

On behalf of our client, LGI Homes – Nevada, LLC, we present this justification letter for the vacation of a portion of the existing roadway, public utilities, & flood control easement along APN 177-20-801-001's frontage of Ensworth Street and W. Richmar Avenue. This vacation is in support of the proposed project, hereafter referred to as Ensworth & Richmar, a 48-lot single-family detached subdivision on +/- 5.03 gross acres.

The applicant requests the vacation of a portion of an existing 30-foot-wide roadway, public utilities, & flood control easement recorded per U.S. Patent No. 27-2001-0057 along the project site's frontage of Ensworth Street and W. Richmar Avenue. Vacation of the easement is required as it encroaches onto the subject parcel, and its vacation is necessary for the proposition of onsite development including detached sidewalk and landscaping. The applicant is respectfully requesting Clark County's approval on this vacation.

We appreciate your consideration in reviewing and approving this application. Should you have any questions or comments, please contact me at (808) 220-3488 or jshon@woodrodgers.com.

Respectfully,

Jason Shon, PE
Senior Engineer
Wood Rodgers, Inc.
8345 W Sunset Road, Suite 150
Las Vegas, NV 89113
808.220.3488 Mobile
jshon@woodrodgers.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.

DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the setback between residential development and a nondepressed freeway where 50 feet is required per Section 30.02.25D.
2. Eliminate the street landscaping along Ensworth Street where two, 5 foot wide landscape strips consisting of trees and shrubs are required on each side of the detached sidewalk per Section 30.04.01D.
3.
 - a. Allow a 6 foot high non-decorative block wall along the west property line where an 8 foot high decorative screen wall with noise attenuation per NDOT standards shall be provided per Section 30.04.02C.
 - b. Eliminate the landscape buffer along the west property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required per Section 30.04.02C.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.03 (portion)/ 5.16(site)
- Project Type: Single-family residential development
- Number of Lots/Units: 48
- Density (du/ac): 9.55
- Minimum/Maximum Lot Size (square feet): 2,767/3,604

- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 9,600/10,255

Site Plans

The plans depict a proposed 48 lot single-family detached residential subdivision located on the south side of Richmar Avenue and the west side of Ensworth Street, with the US I-15 directly to the west. The overall site is 5.03 acres with a density of 9.55 dwelling units per acre. The lots range in size from 2,767 square feet up to 3,604 square feet. Lots 1 through 18 will be directly accessible from Ensworth Street to the east of the development. Lots 19 through 48 are internal to the subdivision and will front a 48 foot wide street running north to south that will take access from Richmar Avenue and terminates in a cul-de-sac. Lots 37 through 48 are separated from the US I-15 to the west by a 5 foot wide drainage easement located between the rear walls of the lots and a future NDOT sound wall; however, the NDOT sound wall is not proposed at this time. The plans also depict an existing off-premise sign between lots 41 and 42 along the west property line that is set to remain. The 0.13 acre area around the sign is currently set to become its own parcel separate from the residential development via MSM-25-600082. Additionally, there is an 8,726 square foot common element located in the southwest corner of the site, and another 1,529 square foot common element in the northwest corner of the site. Detached sidewalks are provided along Richmar Avenue and Ensworth Street.

Landscaping

The plans depict street landscape areas, including two 5 foot wide landscape strips comprised of a mix of large trees, shrubs, and groundcover, provided on each side of the detached sidewalk along Richmar Avenue. Additionally, a mix of large trees, shrubs, and groundcover is provided within the common element in the southwest corner of the site. However, the required street landscaping along Ensworth Street and the required intense landscape buffer on the west side of the property along the US I-15 are not provided.

Elevations

The elevation plans depict 4 different models being offered in 2 different finishes for a total of 8 potential designs. All of the designs are 2 story with a maximum height of 27 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, rear patio covers, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The models range in size from 1,284 square feet up to 1,609 square feet not including a standard 2 car garage as well as a covered porch and patio spread across 2 stories. Each model has either 2 or 3 bedrooms along with a kitchen, restrooms, and living areas.

Applicant's Justification

The applicant states the design of the proposed neighborhood and the homes that will be built meet the standards set forth in Title 30; a 5 foot wide sidewalk is provided on both sides of the internal private street, and each of the house designs features 4 sided architecture. The applicant

also justifies their waivers for freeway setbacks, buffering, and screening by noting that a noise-attenuating wall is to be provided by a separate company contracted by NDOT at a later time in between the proposed neighborhood and the freeway. They also state that the required landscape buffer between the proposed homes and the existing freeway would be unnecessary, as the future NDOT sound wall and the resident's rear yard walls will achieve the desired noise attenuation. Additionally, the waiver for the required street landscaping along Ensworth Street is justified since water meters are to be installed behind the curb within the landscape strip in front of the detached sidewalk, making the installation of trees impossible. Finally, the applicant states that the proposed development is in line with Clark County's Master Plan by promoting compatible infill development, preserving neighborhood character, and ensuring efficient use of existing infrastructure and services.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premises sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premises advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is the I-15 Beltway

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a proposed minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff would not normally support a setback elimination from a nondepressed freeway, the applicant has provided records of their communication with the Nevada Department of Transportation (NDOT) that confirms a freeway wall is in the process of being constructed to NDOT standards by a separate company. Therefore, although the applicant is not providing the freeway wall with this development, the required wall will eventually be constructed. Additionally, the rear yards of each of the homes along the west side of the property will feature a 6 foot high screen wall on top of a 3 foot high retaining wall, which will serve to further buffer the homes from the freeway. For these reasons, staff can support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to enhance the perimeter of a site by providing shade for sidewalks and mitigate the urban heat island effect. While staff acknowledges that water meters will be installed between the back of curb and the detached sidewalk, water meters will not take up the entire width of the landscape area in front of the detached sidewalks. Additionally, a 5 foot wide landscape strip could have been provided behind the detached sidewalk in the front yards of the home along Ensworth Street. The lack of landscape strips does not comply with the

requirements for street and sidewalk shading along Ensworth Street, therefore staff cannot support this request.

Waiver of Development Standards #3

While staff is supportive of the reduction of setbacks for the homes to the existing nondepressed freeway to the west due to the lack of noise attenuation wall temporarily, staff finds that the elimination of the required landscape buffer along the freeway negatively impacts the site. Landscape buffers are required to lessen the impacts of development for neighbors and existing properties, and in this case future homebuyers may be impacted by noise and lighting emanating from the existing freeway, whereas these impacts would be greatly lessened by including the required landscape buffer. Staff also finds that the elimination of some lots or reconfiguration of lots might have made it possible for the landscape buffer to be installed, therefore this is a self-imposed hardship. For these reasons, staff cannot support this request.

Design Review

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

The plans demonstrate that the density and layout of the proposed subdivision is either consistent with or less intense than other subdivisions in the surrounding area. Additionally, 4 sided architecture has been provided for each home design and the length of the street terminating in a cul-de-sac is still easily navigable, which makes the development more appealing overall. For these reasons, staff can support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #1 and the design review; denial of waivers of development standards #2 and #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700048, ZC-25-0763, **WS/DR-25-0764**, VS-25-0765, & TM-25-500186

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

6A

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

Tammy Harris/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

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 # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & WRICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 106 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES STATE: CA ZIP CODE: 90048

TELEPHONE: (310) 880-9017 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS STATE: NV ZIP CODE: 89135

TELEPHONE: (702) 885-8708 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS STATE: NV ZIP CODE: 89113

TELEPHONE: (808) 220-3488 CELL: _____ 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.

Debra L. Korduner

Property Owner (Signature)*

for Nevada International Investments, Ltd.

Debra L. Korduner, Manager

Property Owner (Print)

9/15/2025

Date



October 22nd, 2025

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

Subject: Ensworth & Richmar – Justification Letter for Design Review, Rezone, and Waiver of Development Standards for Single-Family Detached Subdivision on 5.03 Acres (APN 177-20-801-001)

To Whom It May Concern,

On behalf of our client, LGI Homes – Nevada, LLC, we present this justification letter for the development of a single-family detached subdivision on +/- 5.03 gross acres. The site is located at the southwest corner of Ensworth Street and W Richmar Avenue in Clark County jurisdiction.

Project Description

The proposed non-gated, two-story, single-family detached residential development with public streets consists of 48 lots on +/- 5.03 gross acres, for a gross density of 9.55 dwelling units per acre. The site consists of one parcel, APN 177-20-801-001 (5.03 acres). Ensworth Street (55' right-of-way) borders the site to the east, W Richmar Avenue (55' right-of-way) to the north, the I-15 freeway to the west, and an existing apartment complex to the south. The proposed home designs are all two-story models, equipped with two-car garages and driveways 16 feet in maximum width.

The existing land use designation for this site is **Entertainment Mixed-Use (EM)**, and the current zoning classification is **Commercial General (CG)**. The applicant is requesting a Master Plan Amendment in companion to these applications to change the land use designation to **Compact Neighborhood (CN)** to allow for a proposed rezoning designation of **Residential Single-Family 2 (RS2)**. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Planned Land Use	Zoning
North	EM (Entertainment Mixed-Use)	CR (Commercial Resort)
East	EM (Entertainment Mixed-Use)	RM18 (Residential Multi-Family 18)
South	EM (Entertainment Mixed-Use)	RM32 (Residential Multi-Family 32)
West (I-15 Fwy)	EM (Entertainment Mixed-Use)	RS20 (Residential Single-Family 20)

The subdivision will feature four (4) different floor plans with two (2) different elevation styles each, for a total of eight (8) distinct variations that front the proposed public streets. All residential lots will be able to host any proposed model and elevation by the developer while meeting the required setback standards by Title 30, unless otherwise noted. The units along the eastern boundary front the existing Ensworth Street (55-foot right-of-way), while the interior lots front a proposed public street (48-foot right-of-way) that will gain vehicular access through W. Richmar Avenue (55-foot right-of-way). The developer is proposing street, landscaping, and open space

improvements in compliance with the Clark County Title 30 Development Code. An existing billboard sign exists on the project site, which will remain on a separate parcel and processed through the Clark County Parcel Map process.

Design Review

Per Clark County Title 30.06.05.B, the applicant is requesting a Design Review for the following items:

- 1. When in conjunction with any other required application.**

The design review is required as the applicant has companion applications in the form of a master plan amendment, rezone, tentative map, waiver of development standards, & vacation.

Rezone

A rezone application is requested to change the current zoning classification of **Commercial General (CG)** to a proposed zoning of **Residential Single-Family 2 (RS2)**. This zoning change is intended to bring the property into alignment with the proposed **Compact Neighborhood (CN)** land use designation submitted concurrently as part of the Master Plan Amendment application.

The subject parcel is located immediately adjacent to an established single-family residential neighborhood to the east, which has a planned land use of Entertainment Mixed Use (EM) and zoning of Residential Multi-Family (RM18). The existing development does not comply with the existing land use and zoning, however, and would be compliant with this project's proposed land use and zoning. Therefore, the proposed development would function compatibly with the surrounding area.

Apart from the adjacency to similar developments, the site's character and location further encourage the rezoning to RS2. The site is served by local streets, W. Richmar Avenue and Ensworth Street, that experience low traffic volumes, and the parcel's location at a dead end further limit vehicular circulation and support the residential zoning. Existing utility and service infrastructure is also compatible with RS2 use. Rezoning to RS2 reduces potential impacts such as traffic, noise, and light pollution that would otherwise be associated with commercial or retail-related development under the CG zoning.

Waiver of Development Standards

- 1. Waiver from Title 30.02.25.D.2(i) – To eliminate or reduce to 0 feet the setbacks for residential buildings from a nondepressed freeway whereas 50 feet from the right-of-way line is required.**

The applicant is requesting to adopt the zoning standard setbacks from the freeway right-of-way line. Because only rear setbacks are located along the freeway right-of-way line and a 5-foot-wide drainage easement is provided along this section, the minimum rear setback from this line is 20 feet. The applicant's largest proposed model would provide approximately 22.5 feet from the right-of-way line to principal structure. Additionally, a sound wall is planned by others along the project site's frontage of the I-15. Per the coordination email attached with this application, the applicant has ongoing

communication efforts with both NDOT and Brightline West, the developer associated with the sound wall proposition. The future installation of the sound wall provides the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback requirement. A tentative depiction of the future sound wall is shown on the tentative map and site plan but is not meant to be construed as a final design and/or placement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

- 2. Waiver from Title 30.02.25.D.2.i(a) – To remove the requirement to install a landscape buffer with a noise attenuated wall or a 25-decibel noise level reduction into the construction of the dwelling.**

As mentioned in the previous waiver, a sound wall is proposed by other parties, NDOT & Brightline, along the project's frontage of the I-15. Therefore, the applicant requests to waive the requirement for the noise attenuation wall and noise-reducing construction material in the proposed dwellings. The future sound wall by others will achieve the functional purpose of a buffer between the residential structures and the freeway, therefore achieving the intent of the noise attenuation requirement.

- 3. Waiver from Title 30.04.01.D.7(iii) – To allow no landscaping installation within the 5-foot-wide landscape strip between the back of curb and detached sidewalk along the project site frontage of Ensworth Street.**

Per a pre-submittal meeting between the applicant and the Las Vegas Valley Water District (LVVWD) on 08/13/25, it was specifically requested by the water purveyor to not install any landscaping between the detached sidewalk and back of curb along Ensworth Street. The lots fronting Ensworth Street will require water meter and lateral services installed within this area, and LVVWD cited multiple issues in the past where shrubs or trees planted within the landscaping strip conflicted with and damaged their maintained facilities. Therefore, the applicant is requesting that we do not install any landscaping within this area to preserve LVVWD facilities. The email correspondence provided dated 09/23/2025 documents the dialogue with LVVWD regarding this request.

Installing landscaping along Ensworth within the detached sidewalk area is permitted under an exception allowed by Clark County Code Title 30.04.01.E.1(iii). Specifically, this section allows for alternatives in the Alternative Landscape Plan that states: "A modification in the number, configuration, or location of required trees or shrubs may be considered when the public utility or governing agency provides written notice that the required landscaping would negatively impact the operation of overhead and underground public utilities or create a public safety hazard."

- 4. Waiver from Title 30.04.02C – To allow for no landscaping buffer installation along project site frontage of the freeway.**

Per Title 30.02.25D, when adjacent to a nondepressed freeway, structure setbacks may be reduced to the zoning district standards when a landscaping buffer per Title 30.04.02C

is provided. The applicant is requesting to waive the requirement to install this landscaping buffer while maintaining the zoning district standard setbacks. As mentioned in the waiver from Title 30.02.25D, the future sound wall by others will achieve the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback and noise attenuation requirement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

5. Waiver from Title 30.04.08B for Technical Drainage Study – To allow for the processing, review, and approval of a Parcel Map without the submittal of a drainage study for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of a drainage study with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate drainage study than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for a drainage study because the residential subdivision will have one associated with its improvements.

6. Waiver from Title 30.04.08C for Full Off-Site Improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) – To allow for the processing, review, and approval of a Parcel Map without the submittal of Offsite Improvement Plans for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of improvement plans with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate set of offsite improvement plans than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for offsite improvements because the residential subdivision will establish all offsites with its improvements.

7. Waiver from CCAUSD# 212 – To increase the cul-de-sac length to a maximum of 653 feet where a maximum of 500 feet is allowed (30.6% increase).

The requested extension of the cul-de-sac length will ensure full frontage access for the proposed lots along the onsite public street. The roadway width and cul-de-sac radius adhere to Clark County Title 30 and CCAUSD standards. This extension is warranted due to the residential character of the street and the low traffic volumes on the adjacent local streets, W. Richmar Avenue and Ensworth Street. Additionally, the project site is located at a dead end, further minimizing traffic volumes. All lots along this roadway will be equipped with fire sprinklers. Similar cul-de-sac extensions, such as the subdivision at W. Erie Avenue and El Camino Road, have been approved within Clark County, reflecting alignment with regional planning objectives.

Conclusion

The proposed development is consistent with the goals and policies outlined in Clark County Title 30 and the Enterprise Land Use Plan. It supports the County's objectives of promoting compatible infill development, preserving neighborhood character, and ensuring efficient use of existing infrastructure and services. By advancing housing opportunities in a manner that reflects the long-term planning objectives, the project reinforces the County's vision for compatible development within the Enterprise Land Use Plan Area.

It is to be noted that all proposed homes and models for the Ensworth & Richmar subdivision are intended to comply with the applicable setback requirements as per Clark County's zoning and development standards. If any future home designs do not meet these setback requirements, it will require a Waiver of Development Standards.

We appreciate your consideration in reviewing and approving these applications. Should you have any questions or comments, please contact me at (808) 220-3488 or jshon@woodrodgers.com.

Respectfully,



Jason Shon, PE
Senior Engineer

Wood Rodgers, Inc.

8345 W Sunset Road, Suite 150

Las Vegas, NV 89113

808.220.3488 Mobile

jshon@woodrodgers.com

Jason Shon

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Tuesday, September 23, 2025 1:04 PM
To: Jason Shon
Cc: Jo Opena; Roger Jordan
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

We are not allowed to dictate where the County may want Landscaping or not. We would just ask for any plants and trees to be kept away from LVVWD service laterals as much as possible.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Friday, September 19, 2025 2:58 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

Yes, see attached.

Thanks,
Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. |

<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrodgers.com%2F&data=05%7C02%7Cjshon%40woodrodgers.com%7C32f3ed548893436f419f08ddfadc6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871647047%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoITWVpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Tuwj3l2EDlffsonxf8V%2Fv0CrBDdbyny0eB0Yp%2FQ1tw%3D&reserved=0> | 702.381.0783; Direct
/808.220.3488 Mobile
<mailto:jshon@WoodRodgers.com>
target=_blank>jshon@WoodRodgers.com</p></td></tr></table>

-----Original Message-----

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Thursday, September 18, 2025 3:36 PM
To: Jason Shon <jshon@WoodRodgers.com>

Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

Please send me a drawing or something to make sure I know what I'm asking the County to possibly exempt for this project.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Thursday, September 18, 2025 1:19 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

We had a meeting with County for entitlements and they're asking for documentation from LVVWD that no landscaping is requested between the detached segments of sidewalk and back of curb. This is for that project site we had the looping requirement for last month and the detached segment we're talking about is off Ensworth Street.

If you could just respond to this email confirming that's what LVVWD wants, that's all we need.

Thanks! Jason Shon PE | Senior Engineer Wood Rodgers, Inc. |
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrogers.com%2F&data=05%7C02%7Cjshon%40woodrogers.com%7C32f3ed548893436f419f08ddfadc6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871667510%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiJlZjAuMDAwMCIsIlAiOiJXaW4zMmllsIlkFOljoITWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=zMznsdCOLfvEZ38Yv0LUchYNY68acyMues8P7Ae9aq4%3D&reserved=0> | 702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile
916.341.7767 Fax
jshon@WoodRodgers.com
Follow Us @WoodRodgersInc | Check what's happening on our News Blog!

Jason Shon

From: Jason Shon
Sent: Wednesday, October 1, 2025 4:51 PM
To: 'mcarroll@brightlinewest.com'
Cc: Jo Opena
Subject: Ensworth & Richmar (Clark County, NV) - I-15 Sound Wall
Attachments: Re: Ensworth & Richmar - NDOT Sound Wall; 08 - 25.0914 ENSWORTH & RICHMAR - TENTATIVE MAP 1ST SUB.WR.pdf

Hi Matt,

We're civil engineers for our residential client who is developing a parcel east of the I-15 in Clark County, NV on APN 177-20-801-001. The western boundary of the project parcel abuts the I-15, and we are applying to Clark County Planning for a waiver to allow for this abutment next to the freeway.

We reached out to NDOT to find out if there would be a sound wall installation along our stretch of the project site, and they indicated that there would be. I asked to receive a copy of the plans showing the sound wall so we can appease the County's request to show this on our plans, but NDOT said we would have to get in contact with Brightline to coordinate this (see attached email thread), so that's where we are right now.

I've attached the tentative map for the project so you can see the abutment next to the I-15. Would it be possible for you to share a construction timeline for the sound wall and improvement plans, at whatever stage they may be, so we can at least visually display this on our plans to aid us in our waiver at the public hearing?

We would appreciate any information you could provide.

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |

702.220.3680 Main

702.381.0783 Direct

808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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From: Hovietz, Jaime <JHovietz@dot.nv.gov>
Sent: Monday, September 29, 2025 7:56 AM
To: Jason Shon; d1epsubmittals
Cc: Jo Opena
Subject: Re: Ensworth & Richmar - NDOT Sound Wall

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Jason,

We do not know who the assigned NDOT Project Manager is for that project. Due to the Project being a Design Build you would need to reach out to Bright Line.

Jaime



Jaime Hovietz

NDOT Permits Coordinator

District 1 Permits

Nevada Department of Transportation

[m \(702\) 375-7932](tel:(702)375-7932)

[e jhovietz@dot.nv.gov](mailto:jhovietz@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)



From: Jason Shon <jshon@WoodRodgers.com>
Sent: Sunday, September 28, 2025 09:46 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

We had a meeting with Clark County Planning this past week about this project, and they are requesting setback waivers from us for the abutment of the lots next to the I-15. They would like for us to show the sound wall, however preliminary it would be at this stage, on our site plan.

Would it be possible for you to provide us the contact information of the project manager for the sound wall project? We'd like to reach out to them for more information, if possible.

Thank you!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |

702.381.0783 Direct

808.220.3488 Mobile

jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>

Sent: Wednesday, August 27, 2025 10:29 AM

To: Jason Shon <jshon@WoodRodgers.com>

Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>

Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jason,

Unfortunately, I do not have access to the plans. It's in the preliminary stages and being process through our Carson City Office.

Tracy Geter

Supervisor 1, A.E.

District 1 – Permits Section

Nevada Department of Transportation

[m 702.671.6610](tel:702.671.6610) | [o 702.385.6500](tel:702.385.6500)

[e tracy.geter@dot.nv.gov](mailto:tracy.geter@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Wednesday, August 27, 2025 8:58 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

Thank you so much. Do you have a set of improvement plans I could use for reference and a schedule for completion?

Thanks,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Sent: Wednesday, August 27, 2025 8:51 AM
To: Jason Shon <jshon@WoodRodgers.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Jason,

After speaking to our Project Management Team in Carson City, a soundwall will be constructed at this location under an upcoming NDOT Contract. I hope this helps...

Tracy Geter
Supervisor 1, A.E.
District 1 – Permits Section
Nevada Department of Transportation
[m 702.671.6610](tel:702.671.6610) | [o 702.385.6500](tel:702.385.6500)
[e tracy.geter@dot.nv.gov](mailto:tracy.geter@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Tuesday, August 26, 2025 11:28 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I wanted to follow up on this. Have any insight?

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: Jason Shon
Sent: Tuesday, August 19, 2025 2:39 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@woodrogers.com>
Subject: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I have a question regarding a residential project site on APN 177-20-801-001. The site is adjacent to the I-15 on the western boundary. I've attached a tentative map for reference.

We wanted to reach out and ask if NDOT has any sound wall installation requirements for single-family residential development immediately adjacent to the I-15. If so, do you mind sharing what those standards are and who we can coordinate with regarding any type of design, installation, or permit questions?

Thanks in advance!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the drainage study; and **2)** waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the drainage study where required per Section 30.04.08B.
2. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Richmar Avenue where required Per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ensworth Street where required Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.16
- Project Type: Minor subdivision
- Number of Lots/Units: 2

Site Plan

The site plan depicts a proposed 2 lot parcel map on the south side of Richmar Avenue and the west side of Ensworth Street, which is requested with MSM-25-600082. A new 0.13 acre parcel is shown to be split from the existing 5.16 acre. This parcel will be centrally located along the west property line adjacent to the US I-15 to the west and will contain an existing off premises sign. The remainder 5.03 acres will be developed as a single-family residential subdivision. A drainage study and off-site improvements are required as part of the minor subdivision request; however, the applicant is deferring the drainage study and off-site improvements to be done as part of the proposed 48 lot single-family residential subdivision.

Applicant's Justification

The applicant states there will be a drainage study conducted with the development of the 48 lot residential subdivision located on the rest of the parcel, and that conducting a drainage study only for the new billboard parcel would not be reasonable. Similarly, the applicant states that the development of the 48 lot residential subdivision will also include full off-site improvements on Richmar Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premises sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is I-15

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
VS-25-0765	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 31 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

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection the drainage study being deferred to allow for the parcel map to record. The applicant will provide the drainage study with the single-family residential.

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Richmar Avenue and Ensworth Street to allow for the parcel map to record. Full off-site improvements will be installed with the single-family residential.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 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

- 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 with the single-family residential;
- Traffic study and compliance;
- Full off-site improvements with the single-family residential;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turnaround provided.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113



Comprehensive Planning Application Form

7A

APPLICATION PRE-REVIEW # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & W RICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 106 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES

STATE: CA

ZIP CODE: 90048

TELEPHONE: (310) 880-9017

CELL

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 985-8708

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89113

TELEPHONE: (808) 220-3488

CELL

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.

Debra L. Korduner

Property Owner (Signature)*

Debra L. Korduner, Manager

Property Owner (Print)

9/15/2025

Date

for Nevada International Investments, Ltd.



October 22nd, 2025

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

Subject: Ensworth & Richmar – Justification Letter for Design Review, Rezone, and Waiver of Development Standards for Single-Family Detached Subdivision on 5.03 Acres (APN 177-20-801-001)

To Whom It May Concern,

On behalf of our client, LGI Homes – Nevada, LLC, we present this justification letter for the development of a single-family detached subdivision on +/- 5.03 gross acres. The site is located at the southwest corner of Ensworth Street and W Richmar Avenue in Clark County jurisdiction.

Project Description

The proposed non-gated, two-story, single-family detached residential development with public streets consists of 48 lots on +/- 5.03 gross acres, for a gross density of 9.55 dwelling units per acre. The site consists of one parcel, APN 177-20-801-001 (5.03 acres). Ensworth Street (55' right-of-way) borders the site to the east, W Richmar Avenue (55' right-of-way) to the north, the I-15 freeway to the west, and an existing apartment complex to the south. The proposed home designs are all two-story models, equipped with two-car garages and driveways 16 feet in maximum width.

The existing land use designation for this site is **Entertainment Mixed-Use (EM)**, and the current zoning classification is **Commercial General (CG)**. The applicant is requesting a Master Plan Amendment in companion to these applications to change the land use designation to **Compact Neighborhood (CN)** to allow for a proposed rezoning designation of **Residential Single-Family 2 (RS2)**. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Planned Land Use	Zoning
North	EM (Entertainment Mixed-Use)	CR (Commercial Resort)
East	EM (Entertainment Mixed-Use)	RM18 (Residential Multi-Family 18)
South	EM (Entertainment Mixed-Use)	RM32 (Residential Multi-Family 32)
West (I-15 Fwy)	EM (Entertainment Mixed-Use)	RS20 (Residential Single-Family 20)

The subdivision will feature four (4) different floor plans with two (2) different elevation styles each, for a total of eight (8) distinct variations that front the proposed public streets. All residential lots will be able to host any proposed model and elevation by the developer while meeting the required setback standards by Title 30, unless otherwise noted. The units along the eastern boundary front the existing Ensworth Street (55-foot right-of-way), while the interior lots front a proposed public street (48-foot right-of-way) that will gain vehicular access through W. Richmar Avenue (55-foot right-of-way). The developer is proposing street, landscaping, and open space

improvements in compliance with the Clark County Title 30 Development Code. An existing billboard sign exists on the project site, which will remain on a separate parcel and processed through the Clark County Parcel Map process.

Design Review

Per Clark County Title 30.06.05.B, the applicant is requesting a Design Review for the following items:

- 1. When in conjunction with any other required application.**

The design review is required as the applicant has companion applications in the form of a master plan amendment, rezone, tentative map, waiver of development standards, & vacation.

Rezone

A rezone application is requested to change the current zoning classification of **Commercial General (CG)** to a proposed zoning of **Residential Single-Family 2 (RS2)**. This zoning change is intended to bring the property into alignment with the proposed **Compact Neighborhood (CN)** land use designation submitted concurrently as part of the Master Plan Amendment application.

The subject parcel is located immediately adjacent to an established single-family residential neighborhood to the east, which has a planned land use of Entertainment Mixed Use (EM) and zoning of Residential Multi-Family (RM18). The existing development does not comply with the existing land use and zoning, however, and would be compliant with this project's proposed land use and zoning. Therefore, the proposed development would function compatibly with the surrounding area.

Apart from the adjacency to similar developments, the site's character and location further encourage the rezoning to RS2. The site is served by local streets, W. Richmar Avenue and Ensworth Street, that experience low traffic volumes, and the parcel's location at a dead end further limit vehicular circulation and support the residential zoning. Existing utility and service infrastructure is also compatible with RS2 use. Rezoning to RS2 reduces potential impacts such as traffic, noise, and light pollution that would otherwise be associated with commercial or retail-related development under the CG zoning.

Waiver of Development Standards

- 1. Waiver from Title 30.02.25.D.2(i) – To eliminate or reduce to 0 feet the setbacks for residential buildings from a nondepressed freeway whereas 50 feet from the right-of-way line is required.**

The applicant is requesting to adopt the zoning standard setbacks from the freeway right-of-way line. Because only rear setbacks are located along the freeway right-of-way line and a 5-foot-wide drainage easement is provided along this section, the minimum rear setback from this line is 20 feet. The applicant's largest proposed model would provide approximately 22.5 feet from the right-of-way line to principal structure. Additionally, a sound wall is planned by others along the project site's frontage of the I-15. Per the coordination email attached with this application, the applicant has ongoing

communication efforts with both NDOT and Brightline West, the developer associated with the sound wall proposition. The future installation of the sound wall provides the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback requirement. A tentative depiction of the future sound wall is shown on the tentative map and site plan but is not meant to be construed as a final design and/or placement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

- 2. Waiver from Title 30.02.25.D.2.i(a) – To remove the requirement to install a landscape buffer with a noise attenuated wall or a 25-decibel noise level reduction into the construction of the dwelling.**

As mentioned in the previous waiver, a sound wall is proposed by other parties, NDOT & Brightline, along the project's frontage of the I-15. Therefore, the applicant requests to waive the requirement for the noise attenuation wall and noise-reducing construction material in the proposed dwellings. The future sound wall by others will achieve the functional purpose of a buffer between the residential structures and the freeway, therefore achieving the intent of the noise attenuation requirement.

- 3. Waiver from Title 30.04.01.D.7(iii) – To allow no landscaping installation within the 5-foot-wide landscape strip between the back of curb and detached sidewalk along the project site frontage of Ensworth Street.**

Per a pre-submittal meeting between the applicant and the Las Vegas Valley Water District (LVVWD) on 08/13/25, it was specifically requested by the water purveyor to not install any landscaping between the detached sidewalk and back of curb along Ensworth Street. The lots fronting Ensworth Street will require water meter and lateral services installed within this area, and LVVWD cited multiple issues in the past where shrubs or trees planted within the landscaping strip conflicted with and damaged their maintained facilities. Therefore, the applicant is requesting that we do not install any landscaping within this area to preserve LVVWD facilities. The email correspondence provided dated 09/23/2025 documents the dialogue with LVVWD regarding this request.

Installing landscaping along Ensworth within the detached sidewalk area is permitted under an exception allowed by Clark County Code Title 30.04.01.E.1(iii). Specifically, this section allows for alternatives in the Alternative Landscape Plan that states: "A modification in the number, configuration, or location of required trees or shrubs may be considered when the public utility or governing agency provides written notice that the required landscaping would negatively impact the operation of overhead and underground public utilities or create a public safety hazard."

- 4. Waiver from Title 30.04.02C – To allow for no landscaping buffer installation along project site frontage of the freeway.**

Per Title 30.02.25D, when adjacent to a nondepressed freeway, structure setbacks may be reduced to the zoning district standards when a landscaping buffer per Title 30.04.02C

is provided. The applicant is requesting to waive the requirement to install this landscaping buffer while maintaining the zoning district standard setbacks. As mentioned in the waiver from Title 30.02.25D, the future sound wall by others will achieve the functional and visual buffer between the residential structures and the freeway, therefore achieving the intent of the setback and noise attenuation requirement. Additionally, similar developments along the freeway corridor exist with the conditions proposed by this development, such as the residential subdivision at the northeast corner of Dean Martin Drive & Serene Avenue.

5. Waiver from Title 30.04.08B for Technical Drainage Study – To allow for the processing, review, and approval of a Parcel Map without the submittal of a drainage study for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of a drainage study with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate drainage study than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for a drainage study because the residential subdivision will have one associated with its improvements.

6. Waiver from Title 30.04.08C for Full Off-Site Improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) – To allow for the processing, review, and approval of a Parcel Map without the submittal of Offsite Improvement Plans for review and approval.

The parcel map process with Clark County typically requires the submittal, review, and approval of improvement plans with Clark County Public Works. The parcel map associated with this project is a special circumstance to create a separate commercially zoned parcel associated with the existing billboard, which will not be removed. The improvements and mapping that would be associated with a separate set of offsite improvement plans than the residential subdivision would create logistical complications. Therefore, the applicant is requesting to waive the requirement for offsite improvements because the residential subdivision will establish all offsites with its improvements.

7. Waiver from CCAUSD# 212 – To increase the cul-de-sac length to a maximum of 653 feet where a maximum of 500 feet is allowed (30.6% increase).

The requested extension of the cul-de-sac length will ensure full frontage access for the proposed lots along the onsite public street. The roadway width and cul-de-sac radius adhere to Clark County Title 30 and CCAUSD standards. This extension is warranted due to the residential character of the street and the low traffic volumes on the adjacent local streets, W. Richmar Avenue and Ensworth Street. Additionally, the project site is located at a dead end, further minimizing traffic volumes. All lots along this roadway will be equipped with fire sprinklers. Similar cul-de-sac extensions, such as the subdivision at W. Erie Avenue and El Camino Road, have been approved within Clark County, reflecting alignment with regional planning objectives.

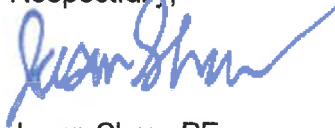
Conclusion

The proposed development is consistent with the goals and policies outlined in Clark County Title 30 and the Enterprise Land Use Plan. It supports the County's objectives of promoting compatible infill development, preserving neighborhood character, and ensuring efficient use of existing infrastructure and services. By advancing housing opportunities in a manner that reflects the long-term planning objectives, the project reinforces the County's vision for compatible development within the Enterprise Land Use Plan Area.

It is to be noted that all proposed homes and models for the Ensworth & Richmar subdivision are intended to comply with the applicable setback requirements as per Clark County's zoning and development standards. If any future home designs do not meet these setback requirements, it will require a Waiver of Development Standards.

We appreciate your consideration in reviewing and approving these applications. Should you have any questions or comments, please contact me at (808) 220-3488 or jshon@woodrogers.com.

Respectfully,



Jason Shon, PE
Senior Engineer

Wood Rodgers, Inc.

8345 W Sunset Road, Suite 150

Las Vegas, NV 89113

808.220.3488 Mobile

jshon@woodrogers.com

Jason Shon

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Tuesday, September 23, 2025 1:04 PM
To: Jason Shon
Cc: Jo Opena; Roger Jordan
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

We are not allowed to dictate where the County may want Landscaping or not. We would just ask for any plants and trees to be kept away from LVVWD service laterals as much as possible.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Friday, September 19, 2025 2:58 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

Yes, see attached.

Thanks,
Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. |
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrodgers.com%2F&data=05%7C02%7Cjshon%40woodrodgers.com%7C32f3ed548893436f419f08ddfadc6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871647047%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIlslkFOljoITWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Tuwj3l2EDlffsonxfl8V%2Fv0CrBDdbyny0eB0Yp%2FQ1tw%3D&reserved=0> | 702.381.0783 Direct
808.220.3488 Mobile
target=_blank>jshon@WoodRodgers.com

-----Original Message-----

From: Luke Fendrick <luke.fendrick@lvvwd.com>
Sent: Thursday, September 18, 2025 3:36 PM
To: Jason Shon <jshon@WoodRodgers.com>

Cc: Jo Opena <jopena@WoodRodgers.com>; Roger Jordan <Roger.Jordan@lvvwd.com>
Subject: RE: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

Please send me a drawing or something to make sure I know what I'm asking the County to possibly exempt for this project.

Thank you,

Luke Fendrick
Plans Examiner
Planning & Engineering Services Division Las Vegas Valley Water District
702-822-8513
luke.fendrick@lvvwd.com

-----Original Message-----

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Thursday, September 18, 2025 1:19 PM
To: Luke Fendrick <luke.fendrick@lvvwd.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: {External} Ensworth & Richmar - Landscape Between Detached Sidewalk

Hi Luke,

We had a meeting with County for entitlements and they're asking for documentation from LVVWD that no landscaping is requested between the detached segments of sidewalk and back of curb. This is for that project site we had the looping requirement for last month and the detached segment we're talking about is off Ensworth Street.

If you could just respond to this email confirming that's what LVVWD wants, that's all we need.

Thanks! Jason Shon , PE | Senior Engineer Wood Rodgers, Inc. |
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.woodrogers.com%2F&data=05%7C02%7Cjshon%40woodrogers.com%7C32f3ed548893436f419f08ddfadc6dfe%7C961261db9c3d4122a8b42d121cfd97f8%7C0%7C0%7C638942546871667510%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=zMznsdCOLfvEZ38Yv0LUchYNY68acyMues8P7Ae9aq4%3D&reserved=0> | 702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile
916.341.7767 Fax
jshon@WoodRodgers.com
Follow Us @WoodRodgersInc | Check what's happening on our News Blog!

Jason Shon

From: Jason Shon
Sent: Wednesday, October 1, 2025 4:51 PM
To: 'mcarroll@brightlinewest.com'
Cc: Jo Opena
Subject: Ensworth & Richmar (Clark County, NV) - I-15 Sound Wall
Attachments: Re: Ensworth & Richmar - NDOT Sound Wall; 08 - 25.0914 ENSWORTH & RICHMAR - TENTATIVE MAP 1ST SUB.WR.pdf

Hi Matt,

We're civil engineers for our residential client who is developing a parcel east of the I-15 in Clark County, NV on APN 177-20-801-001. The western boundary of the project parcel abuts the I-15, and we are applying to Clark County Planning for a waiver to allow for this abutment next to the freeway.

We reached out to NDOT to find out if there would be a sound wall installation along our stretch of the project site, and they indicated that there would be. I asked to receive a copy of the plans showing the sound wall so we can appease the County's request to show this on our plans, but NDOT said we would have to get in contact with Brightline to coordinate this (see attached email thread), so that's where we are right now.

I've attached the tentative map for the project so you can see the abutment next to the I-15. Would it be possible for you to share a construction timeline for the sound wall and improvement plans, at whatever stage they may be, so we can at least visually display this on our plans to aid us in our waiver at the public hearing?

We would appreciate any information you could provide.

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |

702.220.3680 Main

702.381.0783 Direct

808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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From: Hovietz, Jaime <JHovietz@dot.nv.gov>
Sent: Monday, September 29, 2025 7:56 AM
To: Jason Shon; d1epsubmittals
Cc: Jo Opena
Subject: Re: Ensworth & Richmar - NDOT Sound Wall

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Jason,

We do not know who the assigned NDOT Project Manager is for that project. Due to the Project being a Design Build you would need to reach out to Bright Line.

Jaime



Jaime Hovietz

NDOT Permits Coordinator

District 1 Permits

Nevada Department of Transportation

[m \(702\) 375-7932](tel:7023757932)

[e jhovietz@dot.nv.gov](mailto:jhovietz@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)



From: Jason Shon <jshon@WoodRodgers.com>
Sent: Sunday, September 28, 2025 09:46 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

We had a meeting with Clark County Planning this past week about this project, and they are requesting setback waivers from us for the abutment of the lots next to the I-15. They would like for us to show the sound wall, however preliminary it would be at this stage, on our site plan.

Would it be possible for you to provide us the contact information of the project manager for the sound wall project? We'd like to reach out to them for more information, if possible.

Thank you!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |

702.381.0783 Direct

808.220.3488 Mobile

jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>

Sent: Wednesday, August 27, 2025 10:29 AM

To: Jason Shon <jshon@WoodRodgers.com>

Cc: Jo Opena <jopena@WoodRodgers.com>; Hovietz, Jaime <JHovietz@dot.nv.gov>

Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jason,

Unfortunately, I do not have access to the plans. It's in the preliminary stages and being process through our Carson City Office.

Tracy Geter

Supervisor 1, A.E.

District 1 – Permits Section

Nevada Department of Transportation

[m 702.671.6610](tel:702.671.6610) | [o 702.385.6500](tel:702.385.6500)

[e tracy.geter@dot.nv.gov](mailto:tracy.geter@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Wednesday, August 27, 2025 8:58 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

Thank you so much. Do you have a set of improvement plans I could use for reference and a schedule for completion?

Thanks,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Sent: Wednesday, August 27, 2025 8:51 AM
To: Jason Shon <jshon@WoodRodgers.com>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Jason,

After speaking to our Project Management Team in Carson City, a soundwall will be constructed at this location under an upcoming NDOT Contract. I hope this helps...

Tracy Geter
Supervisor 1, A.E.
District 1 – Permits Section
Nevada Department of Transportation
[m 702.671.6610](tel:702.671.6610) | [o 702.385.6500](tel:702.385.6500)
[e tracy.geter@dot.nv.gov](mailto:tracy.geter@dot.nv.gov) | [w dot.nv.gov](http://dot.nv.gov)

From: Jason Shon <jshon@WoodRodgers.com>
Sent: Tuesday, August 26, 2025 11:28 AM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@WoodRodgers.com>
Subject: RE: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I wanted to follow up on this. Have any insight?

Thank you,

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.381.0783 Direct
808.220.3488 Mobile
jshon@WoodRodgers.com

From: Jason Shon
Sent: Tuesday, August 19, 2025 2:39 PM
To: d1epsubmittals <d1epsubmittals@dot.nv.gov>
Cc: Jo Opena <jopena@woodrogers.com>
Subject: Ensworth & Richmar - NDOT Sound Wall

Hi Tracy,

I have a question regarding a residential project site on APN 177-20-801-001. The site is adjacent to the I-15 on the western boundary. I've attached a tentative map for reference.

We wanted to reach out and ask if NDOT has any sound wall installation requirements for single-family residential development immediately adjacent to the I-15. If so, do you mind sharing what those standards are and who we can coordinate with regarding any type of design, installation, or permit questions?

Thanks in advance!

Jason Shon, PE | Senior Engineer

Wood Rodgers, Inc. | www.woodrogers.com |
702.220.3680 Main
702.381.0783 Direct
808.220.3488 Mobile

916.341.7767 Fax

jshon@WoodRodgers.com

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:

TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001 ptn

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.03 (portion)/5.16 (site)
- Project Type: Single-family residential development
- Number of Lots/Units: 48
- Density (du/ac): 9.3
- Minimum/Maximum Lot Size (square feet): 2,767/3,604

Project Description

The plans depict a proposed 48 lot single-family detached residential subdivision located on the south side of Richmar Avenue and the west side of Ensworth Street, with the US I-15 directly to the west. The overall site is 5.03 acres with a density of 9.55 dwelling units per acre. The lots range in size from 2,767 square feet up to 3,604 square feet. Lots 1 through 18 will be directly accessible from Ensworth Street to the east of the development. Lots 19 through 48 are internal to the subdivision and will front a 48 foot wide street running north to south that will take access from Richmar Avenue and terminates in a cul-de-sac. Lots 37 through 48 are separated from the US I-15 to the west by a 5 foot wide drainage easement located between the rear walls of the lots and a future NDOT sound wall; however, the NDOT sound wall is not proposed at this time. The plans also depict an existing off-premise sign between lots 41 and 42 along the west property line that is set to remain. The 0.13 acre area around the sign is currently set to become its own parcel separate from the residential development via MSM-25-600082. Additionally, there is an 8,726 square foot common element located in the southwest corner of the site, and another 1,529 square foot common element in the northwest corner of the site. Detached sidewalks are provided along Richmar Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is the I-15 Beltway

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a proposed minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 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**

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

Public Works - Development Review

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** NEVADA INTERNATIONAL INVEST, LTD**CONTACT:** WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700048, ZC-25-0763, WS/DR-25-0764, VS-25-0765, & **TM-25-500186**

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

8A

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/21/2026 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.
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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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ENTERPRISE

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Windmill Library
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GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
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Regional Government Center
101 Civic Way, Laughlin

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4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

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SUNRISE MANOR

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

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101044

ASSESSOR PARCEL #(s): 177-20-801-001

PROPERTY ADDRESS/ CROSS STREETS: SWC OF ENSWORTH STREET & WRICHMAR AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

48-LOT TWO-STORY, SINGLE-FAMILY RESIDENTIAL DETACHED SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: NEVADA INTERNATIONAL INVESTMENTS, LTD.

ADDRESS: 108 N. CROFT AVENUE, SUITE 302

CITY: LOS ANGELES

STATE: CA

ZIP CODE: 90048

TELEPHONE: (310) 880-9017

CELL

APPLICANT INFORMATION (information must match online application)

NAME: LGI HOMES - NEVADA, LLC

ADDRESS: 10100 W CHARLESTON BOULEVARD, SUITE 215

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 985-8708

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JASON SHON

ADDRESS: 8345 W SUNSET ROAD, #150

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89113

TELEPHONE: (808) 220-3488

CELL

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.

Debra L. Korduner
Property Owner (Signature)*

Debra L. Korduner, Manager
Property Owner (Print)

9/15/2025
Date

for Nevada International Investments, Ltd.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0766-FNC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and Chartan Avenue and Starr Avenue; a portion of right-of-way being La Cienega Street located between Chartan Avenue and Starr Avenue; and a portion of right-of-way being Chartan Avenue located between La Cienega Street and Placid Street within Enterprise (description on file). MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:

177-33-801-002

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of patent easements within the parcel as well as 5 foot wide portions of rights-of-way being La Cienega Street and Chartan Avenue. The applicant indicates that the patent easement is no longer needed for roadway access or utility installation, and the vacation of the portions of the existing rights-of-way is necessary for the installation of detached sidewalks.

Prior Land Use Requests

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

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of La Cienega Street and Chartan Avenue in the northwest corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARMEN JAMESIOVINO

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): VS-25-0766

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
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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

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Mia Davis, Secretary
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Whitney Recreation Center
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WINCHESTER

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

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101129

ASSESSOR PARCEL #(s): 177-33-801-002

PROPERTY ADDRESS/ CROSS STREETS: SEC of La Cienega St & Charlan Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation application for proposed 4 lot single family detached subdivision.

PROPERTY OWNER INFORMATION

NAME: FNC, LLC

ADDRESS: 2300 Hunt Club Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89139

TELEPHONE: 702-348-7044

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Topnotch-Services, Inc.

ADDRESS: 9260 El Camino Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-348-7044

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimley-Horn

ADDRESS: 8871 Las Vegas Blvd, S, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-623-7233

CELL 480-710-4993

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)*

Carmen Iovino
Property Owner (Print)

7-25-25
Date



July 22, 2025

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

**RE: Chartan & La Cienega
Justification Letter for Vacation of Patent Easement and Vacation of Right of Way
APNs: 177-33-801-002**

To whom it may concern,

Kimley-Horn, on behalf of Topnotch-Services, Inc, is respectfully submitting this Justification Letter in accordance with the application for a Vacation of Patent Easement and Vacation of Right of Way. The subject project is a proposed residential subdivision located at the SEC of La Cienega Street and Chartan Ave (APN: 177-33-801-002) herein referred to as the "Site."

A Vacation of Patent Easement is being requested and processed for this project to vacate the following easements:

- Portion of Right of Way granted by book 973 document 781126, issued August 25, 1969.
- Portion of Patent granted by book 386 document 311389, issued September 12, 1962.

The portion of patent easements are being vacated because they are no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. The 5-foot portions of the right of way adjacent to La Cienega St and Chartan Ave and the 8-foot portions of patent easement along La Cienega St and Chartan Ave are no longer needed as both street will be designated as 25-foot public right-of-way.. The portions of the patent easements and right of way that remain, less the vacated portions, will become Clark County right-of-way, aligned at the proposed back of curb, upon recordation of the Final Map for the project. These easement vacations are justified by providing the required landscaping along the public street frontages per Clark County Title 30 development standards.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

A handwritten signature in blue ink, appearing to read "E. Hopkins".

Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Carmen James Iovino, Topnotch-Services, Inc

Adel Ziade, Kimley-Horn

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0749-WINDMILL CIMMARRON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment) and Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-008

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The applicant is requesting to vacate and abandon patent easements on the subject parcel to accommodate for proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0600-07	Zone change from R-E to C-1 and a design review for a shopping center - expired	Approved by BCC	July 2007
MPC-0466-02	Major project for a neighborhood plan for a mixed-use planned community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS3.3	Single-family residential
South	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Undeveloped
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
TM-25-500182	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

Related Applications

Application Number	Request
UC-25-0748	A use permit, waivers of development standards, and a design review for a commercial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAKE WASSERKRUG

CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): UC-25-0748, VS-25-0749, & TM-25-500182

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

SEARCHLIGHT

Tammy Harris/Joy Marchant, 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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-101-008

PROPERTY ADDRESS/ CROSS STREETS: Cimarron Rd. & Windmill Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a commercial development located on the Southwest corner of Cimarron Rd. & Windmill Ln. Waiver of development standards, Vacation, and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: WINDMILL CIMMARRON LLC

ADDRESS: 8912 Spanish Ridge Ave, #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jake Wasserkrug

ADDRESS: 11145 S. Eastern Ave, Ste. 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 875-3512

EMAIL: jakewasserkrug@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen

ADDRESS: 2140 E. Pebble Rd., Ste. 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: (702) 719-2020

CELL _____

EMAIL: projects@scadesign.com

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

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



Property Owner (Signature)*

William J. Schlefneger

Property Owner (Print)

8-9-25

Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

ACCEPTED BY _____

DATE _____

FEE \$ _____



September, 2025

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

Re: Windmill and Cimarron, Zenith Project No. 251019
Patent Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by SCA Design to assist in filing a vacation application to vacate an existing Patent Easement with property located on the southwest corner of Windmill Lane and Cimarron Road (Assessor's Parcel Number 176-16-101-008). It is necessary to vacate the portions of the Patent Easement that are outside of the proposed right-of-way dedication in order to develop the property.

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

Sincerely,

ZENITH ENGINEERING

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

Julie Garrad, PE
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0748-WINDMILL CIMMARRON, LLC:

USE PERMIT for a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce parking; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

176-16-101-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a landscape buffer to 8.5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 43% reduction).
b. Reduce the required landscape buffer to 1 row of evergreen trees spaced every 20 feet on center where 2 rows are required per Section 30.04.02C.
2. Reduce the number of required parking spaces to 94 spaces where 145 spaces are required per Section 30.04.04D (a 35% reduction).
3. Allow higher activity areas of development, such as parking and circulation, where higher activities shall not be adjacent to areas subject to Residential Adjacency standards per Section 30.04.06G.
4. Reduce the driveway approach distance along Windmill Lane to 99 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 34% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Commercial complex

- Number of Stories: 3 (proposed Mini-warehouse building #1)/3 (proposed Mini-warehouse building #2)/1 (proposed Retail building)/1 (proposed Restaurant-tavern)/1 (proposed Quick Serve Restaurant #1)/1 (proposed Quick Serve Restaurant #2)
- Building Height (feet): 36 (proposed Mini-warehouse building #1)/36 (proposed Mini-warehouse building #2)/30 (proposed Retail building)/30 (proposed Restaurant-tavern)/30 (proposed Quick Serve Restaurant #1)/30 (proposed Quick Serve Restaurant #2)
- Square Feet: 57,000 (proposed Mini-warehouse building #1)/68,100 (proposed Mini-warehouse building #2)/9,600 (proposed Retail building)/5,000 (proposed Restaurant-tavern)/2,800 (proposed Quick Serve Restaurant #1)/2,800 (proposed Quick Serve Restaurant #2)
- Parking Required/Provided: 145/94
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed commercial complex (retail, restaurants, and a mini-warehouse) on a 5 acre site with access via 2 driveways; the first driveway is accessible from Cimarron Road to the east and is centrally located on the eastern property line, while the second driveway is centrally located on the northern property line with access from Windmill Lane. A waiver of development standards is required for a reduced approach distance along Windmill Lane.

The proposed commercial complex will feature 6 different buildings. The 2 largest buildings on the site are mini-storage buildings #1 and #2, which are located in the southern half of the site, south of the driveway on Cimarron Road. Mini-storage building #1 is located in the southeast corner of the site adjacent to Cimarron Road. Mini-storage building #2 is located in the southwest portion of the site. The 2 mini-storage buildings are separated by a parking area and a 39 foot drive aisle.

The northern half of the site contains the other 4 proposed buildings; the retail building is depicted as being centrally located near the western property line. There are also 2 quick-serve restaurants (QSRs) that are part of the proposed development, each with drive-thru lanes flowing in counter-clockwise directions. QSR #1 is centrally located along the eastern property line, north of the driveway on Cimarron Road, while QSR #2 is located immediately to the north in the northeast corner of the property. Lastly, there is a restaurant (tavern) located in the northwest corner of the site, west of the driveway on Windmill Lane.

A total of 94 parking spaces are provided throughout the site where 145 are required, thus necessitating a waiver of development standards. Additionally, there is a portion of the parking area less than the required 30 feet from the adjacent to the west property line and a residentially zoned parcel, which necessitates another waiver of development standards. Clusters of electric vehicle charging and electric vehicle-capable spaces are located in various locations in the parking area. Pedestrian walkways are also provided, connecting the parking areas to the building entrances, and there are 5 trash enclosures spread throughout the site. Lastly, there are 2 loading spaces in the northern half of the site and 9 loading spaces in the southern half of the site on the south side mini-storage building #2.

Landscaping

The plan depicts detached sidewalks along Cimarron Road and Windmill Lane, with code compliant street landscaping consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping, consisting of medium trees and shrubs. A total of 25 trees are required within the interior of the parking lot where 28 trees are provided. An alternative landscape plan is requested as a landscape island is not provided every 6 parking spaces. The west and south sides of the site are adjacent to residential zones, each requiring a 15 foot wide landscape buffer with a double row of evergreen trees spaced 20 feet on center and an 8 foot high decorative screen wall. The applicant is providing an 8 foot high decorative screen wall along the south and west property lines, however only the south property line features a code-compliant landscape buffer; the landscape buffer along the west property line is only 8 feet wide with a single-row of evergreen trees where 2 rows are required, thus necessitating a waiver of development standards. There is also a 6 foot wide drainage channel that runs the entire length of the west property line on the west side of the 8 foot-high screen wall.

Elevations

The elevations provided for each of the buildings in the shopping center depict them all sharing similar architecture features in order to provide a cohesive design. The architectural features throughout the site include painted stucco, stucco panels, stucco pop-outs, composite cladding, glass storefront windows and doors, metal awnings, and a variable rooflines. Both of the proposed quick-serve restaurants, the proposed retail building, and the proposed tavern are all depicted as being a maximum of 30 feet high, while both mini-warehouse buildings are depicted as being a maximum of 36 feet high.

Floor Plans

The plans provided depict all of the buildings on site as having no interior rooms or structures specified as of now, as tenants for the buildings have not been specified and will do their own internal tenant improvements.

Both mini-warehouse buildings are depicted as being 3 stories. Each floor of mini-storage building #1 is shown as 19,000 square feet for a total building size of 57,000 square feet. Each floor of mini-storage building #2 is shown as 22,700 square feet for a total building size of 68,100 square feet. The retail building is depicted as being 9,600 square feet with the potential to be divided into a maximum of 8 individual suites, the restaurant (tavern) is depicted as 10,000 square feet, and both QSRs are depicted as being 2,800 square feet.

Applicant's Justification

The applicant states that while parking does not meet the minimum requirements, two of the buildings on site are quick-serve restaurants where drive-thru orders are expected to comprise the bulk of the business. Additionally, most of the square footage of the shopping center is from the two mini-warehouse buildings that are not expected to generate high levels of traffic. The applicant also states that while they are not meeting the requirement for the 15 foot wide landscape buffer on the west side of the site, there will be a drainage channel that will also help separate the commercial uses from the parcel to the west. Finally the applicant states that the development of this commercial site will attract other new businesses to the area and boost the local economy by generating revenue and offering new employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0600-07	Zone change from R-E to C-1 and a design review for a shopping center - expired	Approved by BCC	July 2007
MPC-0466-02	Major project for a neighborhood plan for a mixed-use planned community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS3.3	Single-family residential
South	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Undeveloped
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
VS-25-0749	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500182	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waivers of Development Standards

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

Waivers of Development Standards #1 & #3

While staff does not normally support reductions in buffering in screening standards, staff finds that in this case the applicant is still providing the required 8 foot high screen wall, as well as an 8 foot wide landscape strip containing a row of large evergreen trees. While this alone would not normally be sufficient, there is also a 6 foot wide drainage channel that will further separate the commercial uses from the parcel to the west. Additionally, staff notes that the residential site to

the west is currently undeveloped with no active land use applications for future projects at this time. Similarly, staff finds that the combined 8 foot wide landscape strip, the 8 foot high screen wall, and the 6 foot wide drainage channel sufficiently mitigates the potential impacts of parking adjacent to any future residential developments. For these reasons, staff can support both of these requests.

Waiver of Development Standards #2

Staff does not normally support reductions in parking, however staff finds that nearly one-third of the required parking spaces on site are for the proposed mini-warehouse use. Mini-warehouses are historically low-intensity uses with minimal parking necessary for operation, and with 2 of the other buildings on site being quick-serve restaurants designed to encourage drive-thru service, staff finds that parking should not be an issue for patrons to the site. For these reasons, staff can support this request

Design Review

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

Staff finds that the proposed development has proposed 4-sided architecture that will help to make the site cohesive and visually appealing once completed. Additionally, the proposed design meets Title 30 in terms of setbacks, overall site design, sustainability measures, and pedestrian/vehicular connectivity. Staff also notes that the site will feature more landscaping than required by Title 30, which helps to mitigate the heat island effect. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the approach distance for the Cimarron Road commercial driveway. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access and exit the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAKE WASSERKRUG

CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0748, VS-25-0749, & TM-25-500182

11A

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris/Joy Marchant, 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

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-101-008

PROPERTY ADDRESS/ CROSS STREETS: Cimarron Rd. & Windmill Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a commercial development located on the Southwest corner of Cimarron Rd. & Windmill Ln. Waiver of development standards, Vacation, and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: WINDMILL CIMMARRON LLC

ADDRESS: 8912 Spanish Ridge Ave, #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jake Wasserkrug

ADDRESS: 11145 S. Eastern Ave, Ste. 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 875-3512

EMAIL: jakewasserkrug@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen

ADDRESS: 2140 E. Pebble Rd., Ste. 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: (702) 719-2020 CELL _____

EMAIL: projects@scadesign.com

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

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

Property Owner (Signature)*

William J. Schlafmager

Property Owner (Print)

8-9-25

Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TA8/CAC LOCATION _____

DATE _____



2140 E. Pebble Road, Suite 140,
Las Vegas, NV 89123
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

September 18, 2025

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

RE: Justification Letter for proposed commercial development at Windmill Ln. & Cimarron Rd.

Please accept this letter as justification for the proposed commercial development located on the Southwest corner of Windmill Ln. & Cimarron Rd. (APN: 176-16-101-008). Currently zoned commercial general (CG). On behalf of our client, we submit our request for a Design Review. Through this design review, we respectfully ask for your approval of the following waivers of development standards.

- 1) Request Special Use Permit for a mini-warehouse use in a CG zone.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on Windmill Ln. to allow for an approach distance of 99'-2", where 150'-0" is required.
- 3) Request a waiver of Development Standard 30.04.04 to allow us to provide 94 parking spaces where 145 parking spaces are required. Given that the proposed uses include two quick service restaurants (QSRs), where drive-thru sales are expected to dominate, as well as two mini-storage buildings, which are not anticipated to generate high concurrent vehicle traffic, the proposed parking facilities will be more than sufficient to meet demand.
- 4) Request Waiver of Development Standards 30.04.02 & 30.04.06 to allow a landscape buffer of 8'-4" and one row of off-setting trees where a 15'-0" landscape buffer and 2 rows of trees offset is required. Due to providing a drainage channel along the west property line, we can not provide the required 15'-0" and double row of trees. We are still providing the 8'-0" tall decorative CMU wall.
- 5) Request Waiver of Development Standards 30.40.06.L.2 to allow a parking area for a non-residential development to be 16'-9" from a residential district, where 30 feet are required. Due to providing a drainage channel along the west property line, we cannot provide the required 15'-0" landscape buffer and double row of trees, which would eliminate the need for this waiver. We are still providing the 8'-0" tall decorative CMU wall.

We also request a design review for alternative landscaping to allow up to 17 parking spaces between landscaping where 6 is the maximum allowed. To help with this request, we are providing more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking and interior landscape islands. We also provide landscape diamonds to help mitigate this request, which allows for additional parking lot trees to be provided.

Sustainability

POINTS	
1	3.i. The parking lot trees provided are more than 10% of the required.
1	3.ii. 95% or more of all required landscapes have very low or low water needs.
1	3.iv.(a): Trees provided in the parking area cover at least 50% of paved areas.
.5	3.vi. Plants are provided along the south and west side of the buildings.
1	4.i Roofing materials on low-sloped roofs to have solar reflectance index equal to or greater than 78.
2	4.ii.(b)(1) A minimum of 75% of south and west facing windows and doors have shade structures.
.5	4.ii.(c) (5) Glass on south and west facing windows to be low-emissivity glass.
7	TOTAL POINTS

To help with Clark County's vision of creating a sustainable environment/development, we incorporated the following provisions into our design. All proposed plants have "very low" to "low" water needs. This will help with Clark County's water conservation effort. The trees will cover more than 50% of the parking areas, which will help reduce the heat island effect. The proposed roofing material will have an SRI greater than 78 and all glazing of the windows will be low-e.

Mini-Storage #1 building will be 57,000 sq. ft. and stand 36'-0" tall. Mini-Storage #2 building will be 68,100 sq. ft. and stand 36'-0" tall. Retail building will be 9,600 sq. ft. and stand 30'-2" tall. Tavern building will be 5,000 sq. ft. and stand 20'-2". QSR #1 will be 2,800 sq. ft. and stand 30'-2". QSR #2 will be 2,800 sq. ft. and stand 30'-2". As part of this application, we are requesting a Design Review for an alternative building entrance for the Tavern, QSR #1, & QSR #2. The site is accessible from Cimarron Rd. via a 39'-0" driveway, and Windmill Ln. via a 39'-0" driveway, as well as ADA compliant pedestrian walkways.

Per table 30.04-2 of the title 30: Unified Development Code; A total of 145 parking spaces are required, we provide 93 spaces including 6 accessible spaces, 16 EV-capable parking spaces and 5 EV-installed, (one of the EV-Installed is accessible). All parking is to be illuminated under the standard codes of Clark County, and it can be easily accessed by customers and employees via walkways located at building entrances.

Per 30.04.06.I.2. a 17'-7" wide landscape buffer will be provided along the south property line with two rows of trees at 20'-0" O.C.; All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. Landscaping will be proposed to screen the trash enclosures which would have open lattice roofs and painted CMU walls to complement the buildings.

We feel that this proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

12/17/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500182-WINDMILL CIMMARRON, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

176-16-101-008

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Commercial complex
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the southwest corner of Windmill Lane and Cimarron Road. The site is currently undeveloped. Access to the site is provided by 2 commercial driveways; 1 located along the north property line adjacent to Windmill Lane, and the second is centrally located along the east property line adjacent to Cimarron Road. The proposed tentative map will facilitate the development of a commercial complex on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0600-07	Zone change from R-E to C-1 and a design review for a shopping center - expired	Approved by BCC	July 2007
MPC-0466-02	Major project for a neighborhood plan for a mixed-use planned community	Approved by BCC	August 2002

Surrounding Land Use

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

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0749	A vacation and abandonment of patent easements is a companion item on this agenda.
UC-25-0748	A use permit, waivers of development standards, and a design review for a commercial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAKE WASSERKRUG

CONTACT: SCA DESIGN, 2140 E PEBBLE ROAD #140, LAS VEGAS, NV 89123



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): UC-25-0748, VS-25-0749, & TM-25-500182

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-101-008

PROPERTY ADDRESS/ CROSS STREETS: Cimarron Rd. & Windmill Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a commercial development located on the Southwest corner of Cimarron Rd. & Windmill Ln. Waiver of development standards, Vacation, and Tentative Map.

PROPERTY OWNER INFORMATION

NAME: WINDMILL CIMMARRON LLC

ADDRESS: 8912 Spanish Ridge Ave, #210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jake Wasserkrug

ADDRESS: 11145 S. Eastern Ave, Ste. 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 875-3512

EMAIL: jakewasserkrug@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen

ADDRESS: 2140 E. Pebble Rd., Ste. 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: (702) 719-2020

CELL _____

EMAIL: projects@scadesign.com

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

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

[Signature]

Property Owner (Signature)*

William J. Schlefneger

Property Owner (Print)

8-9-25

Date

DEPARTMENT USE ONLY:



AC



AR



ET



PUDD



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UC



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ADR



AV



PA



SC



TC



VS



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DR



PUD



SDR



TM



WC

OTHER _____

APPLICATION # (S) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____



September 9, 2025

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

Re: Windmill and Cimarron, Zenith Project No. 251019
Tentative Map Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by SCA Design to assist in filing a Tentative Map application for a 1-Lot Commercial Subdivision Map with property located on the southwest corner of Windmill Lane and Cimarron Road (Assessor's Parcel Number 176-16-101-008).

This Tentative Map is being submitted as a precursor to the 1-Lot Commercial Subdivision Map in order to develop and subdivide the subject parcel.

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

Sincerely,

ZENITH ENGINEERING

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

Julie Garrad, PE
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; and 2) driveway geometrics.

DESIGN REVIEW for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

177-18-510-004; 177-18-510-005; 177-18-510-012 through 177-18-510-015; 177-18-601-012; 177-18-601-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the maximum parking to 36 spaces where 24 spaces are required per Section 30.04.04 2 (a 50% increase).
2. Reduce the throat depth to 98 feet where 150 feet is required per Uniform Standard Drawings 222.01 (a 35% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3810 Blue Diamond Road; 3882 Blue Diamond Road; 4100 Blue Diamond Road; 4150 Blue Diamond Road; 4250 Blue Diamond Road; and 4182 Blue Diamond Road
- Site Acreage: 63.19 (overall existing shopping center)
- Project Type: Retail building
- Number of Lots: 1
- Building Height (feet): 23 (proposed retail building)
- Square Feet: 7,453(proposed retail building)/504,657 (overall existing shopping center)
- Parking Required/Provided: 21/38 (proposed retail building - including 2 accessible spaces)/ 2,187/3,463 (overall existing shopping center)
- Sustainability Required/Provided: 7/7

Site Plan

The applicant is proposing to build a new detached retail building (O'Reilly Auto Parts) on an existing undeveloped pad site located on the northeast portion of the existing Blue Diamond Crossing shopping center. The proposed building will be approximately 7,453 square feet and will be adjacent to an existing vehicle maintenance facility to the south. Access to the site is from multiple access points along Blue Diamond Road, Valley View Boulevard, and Arville Street. Pedestrian pathways are depicted connecting the proposed retail building from Valley View Boulevard within the existing shopping center. The site plan depicts the 21 parking spaces are required, and the applicant will provide 38 spaces, bringing the total parking count of the entire shopping center to 3,463 parking spaces.

Landscaping

The plans depict landscaping for the new commercial building with parking lot landscape islands every 6 spaces for the new parking spaces. Landscaping will be added along the north property line and will preserve the existing 3 trees along Valley View Boulevard. New landscaping is provided along the exterior of the buildings south and west exteriors.

Elevations

The plans depict a commercial building with a varied roof line and parapet walls with recognizable changes to materials. The exterior includes masonry brick with red and beige finish with glazed storefront windows. The maximum height to the top will be 23 feet. A roll-up door is shown on the south exterior. The plans depict the main entrance on the west exterior with another door depicted on the south exterior. The east exterior depicts signage facing Valley View Boulevard identifying the business.

Floor Plans

The plans depict a retail building that will be a new retail building (O'Reilly Auto Parts) and includes sales area, storage, restroom, office, and utility room. The square footage of the proposed retail building square footage 7,453 square feet.

Applicant's Justification

The applicant states that the proposed development has considered traffic flow, ingress and egress for both vehicular and pedestrian safety. The proposed property is on the northernmost corner and is adjacent to Meineke and Discount Tire within the same shopping center. A waiver of development standards is requested to allow the existing throat depths of the ingress and egress drive in the shopping center from Valley View Blvd to remain. The current code requires 150 feet and the existing site is 98 feet on the north side and 144 feet on the south side of the existing driveway. This development is expected to contribute positively to the local economy by creating jobs and supporting the surrounding commercial corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0872-14	Use permit to reduce separation from financial services to an existing financial service in conjunction with an existing shopping center	Approved by BCC	December 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901362-09	Administrative design review for an automobile maintenance building within an existing shopping center	Approved by ZA	November 2009
WC-400042-08 (ZC-1402-03)	Waiver of conditions for a zone change requiring 15 foot wide landscape buffer with detached sidewalks along Blue Diamond Road & Valley View Boulevard with medium trees, 24 inch box size	Approved by BCC	April 2008
UC-0198-08	Use permit and design review for tire sales and installation building.	Approved by PC	April 2008
TM-500205-07	Tentative Map for a commercial subdivision	Approved by PC	November 2007
DR-0510-06	Design Review for shopping center buildings on 10 pad sites in conjunction with an approved shopping center	Approved by PC	May 2006
UC-1384-04	Use permit & design review for large scale retail business center	Approved by BCC	November 2004
ZC-1402-03	Zone boundary amendment to C-2 zoning for a shopping center	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped & office/warehouse
South	Entertainment Mixed-Use	H-2 & CG (AE-60)	shopping center
East	Business Employment	CG & IP (AE-60)	Office/warehouse/gas station
West	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac), & Mid-Intensity (up to 8 du/ac)	CG & RS3.3 (AE-60)	Undeveloped & single-family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waivers of Development Standards**

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds the request to increase the number of standard parking spaces should have a minimal to no impact on the surrounding land uses. The applicant is providing the necessary landscaping and providing additional landscaping along the east, west and south exterior of the proposed retail building and preserving the existing trees located along the Valley View Boulevard with additional of shrubs. Staff can support the requested waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed design of the retail building incorporates horizontal articulation features, including a parapet wall, varied roof line and recognizable changes in materials. The proposed development provides pedestrian pathways from Valley View Boulevard to the proposed retail store and connects to the existing shopping center. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway along Valley View Boulevard should have no negative impacts since there are multiple driveways for this site. Therefore, staff has no objection to the reduced throat depth request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0252-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II,
LLC LEASE

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS
VEGAS, NV 89120

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): WS-25-0752

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

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

Date: 11/12/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: N/A Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-18-510-015

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

DETAILED SUMMARY PROJECT DESCRIPTION

Development of an O-Reilly Auto Parts retail store (approximately 7,500 sf) in the existing Blue Diamond Crossing retail shopping center.

PROPERTY OWNER INFORMATION

NAME: Blue Diamond Crossing II, LLC

ADDRESS: 3960 Blue Diamond Road, Suite 102

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702.368.5800

CELL _____

EMAIL: john@julieta.companies.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Diamond Crossing II, LLC

ADDRESS: 3960 Blue Diamond Road, Suite 102

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: 702.368.5800

CELL _____

EMAIL: john@julieta.companies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Eric Rietz (Rietz Consulting Inc.)

ADDRESS: 3203 E. Warm Springs Road, #400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.521.3355

CELL _____

EMAIL: eric.rietz@rietzconsulting.com

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

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


Property Owner (Signature)

John Stewart

Property Owner (Print)

2-27-25

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☒ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

September 9, 2025
Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Blue Diamond Crossing II, LLC

Project Description and Justification Letter for Proposed O'Reilly Auto Parts Development

To Whom It May Concern:

Thank you for the courtesy of our meeting and discussion regarding the proposed O'Reilly Auto Parts retail store development (the "Project"). We are pleased to submit this Justification Letter in support of the Project.

Blue Diamond Crossing II, LLC, the owner of Blue Diamond Crossing Shopping Center which contains over 500,000 leasable square footage and developer of the Project, is proposing to construct an approximate 7,453 square-foot retail building on behalf of O'Reilly Auto Parts on 1.04 acres located in the Blue Diamond Crossing shopping center in Clark County, Nevada (the "Property"). The Property is identified as APN:177-18-510-015. The proposed property is on the northernmost corner and is adjacent to Meineke and Discount Tire within the same shopping center. The intent of this application is to request a DR. Accordingly, we have included the proposed site plan, floor plan, landscape plan, and other required materials for your review and consideration.

The Property is currently zoned CG (Commercial General), and the proposed development is consistent with the objectives of Title 30, the Comprehensive Plan, and surrounding land uses. The proposed building height is 20'8" with a parapet at 22'6", which aligns with zoning requirements and is compatible with adjacent structures. The building dimensions are defined as 86'4" by 87'4.25". The parking count for the Project includes 38 spaces, exceeding the required 16 spaces per code. The HVAC units are properly screened by the parapet and building walls in accordance to code. Additionally, the landscape plan has been designed to comply with all county requirements, featuring an appropriate amount of trees and shrubs in relation to the parking lot and building for appropriate screening and buffering.

The site plan has been developed with careful consideration of traffic flow, ingress, and egress. Access will be provided via South Valley View Blvd, ensuring safe and efficient vehicular movement. Furthermore, the Project incorporates ADA-compliant parking and pedestrian

pathways for accessibility. The site design also incorporates necessary utility infrastructure, including water, sewer, and stormwater drainage in accordance with Clark County Public Works standards. Lighting is consistent between the building and parking lot consistent with Title 30.

This development is expected to contribute positively to the local economy by creating jobs and supporting the surrounding commercial corridor. The Project aligns with Clark County's planning objectives by promoting commercial growth in a manner that is compatible with adjacent land uses and infrastructure.

Additionally, we respectfully request a waiver to allow the existing throat depths of the ingress and egress drive in the shopping center from Valley View Blvd that pertain to this application. The current code requires 150 feet and the existing site is at 98 feet on the other side that is not adjacent to O'Reilly and 144 feet on the O'Reilly Side.

The shopping center consisting of 504,657 sf of gross leasable area has 3,426 existing parking spaces (6.79/1,000 sf), which is well in excess of the 2,187 parking spaces required by code. Additionally, the existing throat depths of the seven (7) access drives were all previously approved, permitted, constructed, and inspected in accordance with Clark County codes and ordinances at the time of the development and construction of the shopping center. As such, we respectfully request a waiver to existing throat depths as may be required by Clark County due to current code updates.

We appreciate your time and consideration of this application. Please feel free to contact us should you require any additional information. We look forward to working with the Comprehensive Planning Department to bring this Project to fruition.

Best Regards,

Blue Diamond Crossing II, LLC

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over the printed name.

Eric Rietz, PE, PLS Civil Engineer for

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0760-LAS VEGAS WIGWAM GILES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced departure distance.

DESIGN REVIEW for modifications to a previously approved hotel on 4.72 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-16-301-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance from the intersection of the future Las Vegas Boulevard South right-of-way line and Wigwam Avenue to the driveway along Wigwam Avenue to 146 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 23% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8540 Las Vegas Boulevard South
- Site Acreage: 4.72
- Project Type: Proposed hotel complex
- Number of Rooms: 145 (Phase 1)/153 (Phase 2)
- Number of Stories: 5 (hotels)/4 (parking garage)
- Building Height (feet): 77 (hotels)/61 (parking garage)
- Square Feet: 26,493 (Building A - Phase 1)/18,199 (Building B - Phase 2)/23,684 (Parking Garage - Phase 2)
- Parking Required/Provided: 112/102 (Phase 1)/214/223 (Phase 2)
- Sustainability Required/Provided: 7/7

History & Request

The site was previously approved for a two-phase hotel complex with various waivers of development standards for building height, street landscaping, non-standard improvements in the right-of-way, and reduce driveway departure distance in May 2025 through WS-25-0237. As part of the various technical studies that are prepared when developing a site, the applicant was asked

to move the Wigwam Avenue driveway curb cut approximately 42 feet to the west of its previously approved location to match the location of the existing driveway across Wigwam Avenue to reduce potential traffic conflicts. As a result, the departure distance was reduced to 146 feet to the future right-of-way line for Las Vegas Boulevard South necessitating a new waiver of development standards. In addition, the applicant is also requesting a new design review as various changes to the plans are being made to accommodate the relocated driveway along with minor design changes. These changes include the following:

1. Reducing the unit count for Phase 1 to 145 units.
2. Eliminating the previously approved bar on the 5th floor in the Phase 1 building and replacing with units.
3. Increasing the number of parking spaces provided in Phase 1 to 102 spaces.
4. Minor elevation changes due to the loss of the 5th floor bar.
5. Reduction of the overall area of the Phase 1 building to 99,261 square feet from 100,698 square feet.
6. Moving Phase 1 loading spaces to the southern portion of the site.
7. Moving Phase 1 ADA and EV space location to central portion of the site.
8. The rearranging of the Phase 1 parking lot to accommodate a larger throat depth.
9. Increased the area of the Phase 1 pool to 810 square feet from 678 square feet.

Site Plan

The previously approved 2 building hotel development is located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue. The development is proposed to be completed in 2 phases with each phase corresponding with a particular building on the site.

Phase 1

The first phase of the hotel development will consist mainly of the construction of the western hotel building and a parking lot. The first phase hotel building will be located in the western portion of the site and will be set back 10 feet from Wigwam Avenue to the north, 14 feet from the future right-of-way line of Las Vegas Boulevard South to the west, 43 feet from the south property line, and 324 feet from the east property line. The building is C-shaped and will have a 26,493 square foot footprint with an overall area of 99,261 square feet. The building will have a main north-south portion with wings that extend eastward at the northern and southern portions of the building. To the east of the hotel building will be a parking lot that will be located within the northern and eastern halves of the site. An area for future development will be located directly to the east of the southern arm of the hotel building.

To the west of the hotel building, will be an outdoor amenities plaza with an 810 square foot pool that will be enclosed with a 6 foot tall decorative CMU block wall. A covered pick-up and drop-off area will be located between the 2 wings of the building to the east of the central portion of the building. Access to the building will be provided by 3 commercial driveways located along bordering streets. A 39 foot wide driveway will be located in southwest corner of the site along Las Vegas Boulevard South; another 39 foot wide driveway will be located centrally along the Wigwam Avenue frontage with a reduced departure distance to the future right-of-way line of Las Vegas Boulevard South of 146 feet; and a 35 foot wide driveway will be located in the southeast corner of the site along Giles Street. The Giles Street driveway and the Las Vegas Boulevard South driveway will be directly accessed by a 24 foot wide drive aisle. Parking will

be provided in a lot located mostly between the Giles Street driveway and Wigwam Avenue with the parking lot serviced by 2 main drive aisles that connect the driveways to each other. A total of 112 parking spaces are required for this phase with 102 parking spaces provided. The applicant has provided a Parking Demand Study indicating the provided parking will be sufficient for the use. Loading spaces are now provided directly to the east of the southern arm of the building.

Overall, as part of this design review request, the driveway along Wigwam Avenue will be moved approximately 42 feet west of the previously approved location. As a result of this change, the ADA spaces that were previously located along Wigwam Avenue have now been moved to the row of spaces to the north of the future development area. The east side of the Wigwam Avenue driveway has now been extended to allow a larger throat depth. This extension allowed for the EV spaces to be moved into a row of spaces on the east side of the extension, which also allowed for an increase in provided parking from 101 spaces to 102 spaces. Additionally, all loading spaces have been moved to the east of the southern arm of the hotel building within the area dedicated to future development and will be accessed from the southern drive aisle. The area of the proposed Phase 1 pool was also increased from 678 square feet up to 810 square feet.

Phase 2

The second phase of the site will consist of the construction of a second hotel building and a parking garage structure mostly in the central and eastern portions of the site. The western portion of the site containing the first hotel building will remain and no modifications are proposed. Additionally, the location of the proposed driveways will also remain and not be modified between phases. The second phase hotel building will be in the eastern half of the site and primarily located where the parking lot for the first phase was located. The second phase hotel building will have a footprint of 18,199 square feet and an overall area of 90,684 square feet. The second phase hotel building will be set back 10 feet from Wigwam Avenue to the north, 10 feet from Giles Street to the east, 48 feet from the south property line, and 140 feet from the first phase hotel building at their closest point. The second phase hotel building is L-shaped with a main north-south central portion and a wing that extends westward in the north portion of the building. An enclosed amenities plaza is located to the west of the southern portion of the building and contains a 678 square foot pool.

The second phase building will replace the parking lot used for Phase 1 with the loss of the parking lot being made-up by the addition of a 4-story parking garage located in the south-central portion of the site directly between the southern edges of the hotel buildings. The parking garage will have a footprint 23,684 square feet and will be set back 10 feet from the south property, 5 feet from the first phase hotel building to the east, 24 feet from the closest point to the second phase hotel building to the east, and 61 feet from the closest point to the second phase hotel building to the north. The parking garage will contain all the parking spaces provided on site in the second phase with 223 parking spaces provided and 214 parking spaces required for both hotels. The parking garage will be accessed from all 3 driveways.

Landscaping

Phase 1 (Previously approved via WS-25-0237)

Landscaping within the first phase of development will consist primarily of street landscaping and parking lot landscaping. Along Las Vegas Boulevard South, a 40 foot wide landscaping area is being provided consisting of a 5 foot landscaping area along the street followed by a 10 foot sidewalk followed by a 25 foot wide landscaping area. This landscaping area will consist of a staggered row of trees in the large landscaping area. The 9 large trees provided along Las Vegas Boulevard South consist of an alternating assortment of Indian Rosewood (*Dalbergia Sissoo*) and Live Oak (*Quercus Virginiana*) trees every 20 feet on center where 7 large trees are required. These trees and landscaping area, however, will not count toward the street landscaping requirement, as these trees are located within the future right-of-way of Las Vegas Boulevard South and will be completely removed once the improvements are expanded to the full right-of-way width leaving no landscaping along Las Vegas Boulevard South. To accommodate the potential loss of this landscaping area, the applicant is providing an 11 foot wide landscaping on-site behind the future right-of-way line of Las Vegas Boulevard South. This landscaping strip will consist of a single row of 9 Shoestring Acacia (*Acacia Stenophylla*) spaced every 30 feet on center.

Along Wigwam Avenue and Giles Street, a 15 foot wide landscaping area is being provided consisting of a 5 foot landscaping area along the street followed by a 5 foot sidewalk followed by a 5 foot wide landscaping area. This landscaping area will consist of 2 staggered rows of trees on each side of the sidewalk where not constrained by sight visibility zones. The 18 large trees provided along Wigwam Avenue consist of an alternating assortment of Shoestring Acacia (*Acacia Stenophylla*), Indian Rosewood (*Dalbergia Sissoo*), and Live Oak (*Quercus Virginiana*) trees every 30 feet on center where 15 large trees are required. To the west of the Wigwam Avenue driveway, however, the trees will not be provided in the back landscape area due to their potential proximity to the proposed Phase 1 hotel building. The 11 large trees provided along Giles Street consist of an alternating assortment of Shoestring Acacia (*Acacia Stenophylla*) and Live Oak (*Quercus Virginiana*) trees every 30 feet on center where 7 large trees are required.

Within the parking lot area, a mix of Red Push Pistache (*Pistacia* x 'Red Push') and Shoestring Acacia trees within landscape finger islands every 4 to 6 spaces throughout the parking lot a total of 27 parking lot trees are required where 30 parking lot trees have been provided.

Phase 2 (Previously approved via WS-25-0237)

With the second phase and the loss of the parking lot, all parking lot landscaping has been removed except for 4 trees that were previously planted directly east of the Phase 1 hotel building. With that said, 2 additional parking lot trees will be provided to the west of the Phase 2 hotel building entrance adjacent to 2 ADA spaces. Along Wigwam Avenue, a total of 9 trees from the first phase will remain with 4 trees located east of the Wigwam Avenue driveway and 5 trees located west of the Wigwam Avenue driveway. To compensate for this loss, a landscape area located to the west of the north wing of the Phase 2 hotel building will be provided consisting of 9 Thornless Palo Verde (*Parkinsonia* sp.), Shoestring Acacia, and Indian Rosewood trees. This would leave the Wigwam Avenue frontage with a total of 18 large trees between the new and existing landscaping.

Along Giles Street, all existing landscaping will remain except for the 3 southernmost trees within the landscape area north of the driveway. This will leave the Giles Street frontage with a total of 8 large trees where 7 large trees are provided.

Elevations

The buildings provided for both phases will have a common architectural theme between the building and will be 77 foot tall to the tallest part of the building. The buildings are divided into 5 floors reaching 67 feet high with the additional 10 feet being added parapet height. The exterior consists primarily of neutral colored stucco panels and decorative cement accents. The main structure is white with grey and neon green colored panels. The roofline of the building consists of EIFS cornices and metal coping. The overall roof itself is a flat style roof; however, the roofline is broken-up by several pop-outs, building line changes, and roofline elevation changes. The exterior will have significant fenestration on all facades except the south facades which will have less windows in general. Entries to the buildings will be provided on the east and west facades with aluminum window-door systems. Both buildings have several shading structures on the building facades created through pop-out, architectural articulations, and awning structures. Finally, the proposed parking garage is shown to reach a maximum height of 61 feet and will be constructed of concrete with decorative metal panels to hide the interior of the structures on all facades.

As part of this design review request, some elevation changes were made. In particular, the removal of a bar and lounge space on the 5th floor of the Phase 1 building resulted in this area becoming used for additional room units. As a result, the previously large aluminum storefront windows on the north and west facades have now been replaced with a continuation of the façade below consisting of white EIFS panels and smaller rooms windows. Additionally, more fiber cement siding panels have been provided on all facades of both buildings.

Floor Plans

The interior spaces of both buildings will be similar with some difference in the common spaces. The first floor of the first phase building will consist of a few guestrooms with a lobby, breakfast space, meeting areas, a lounge/restaurant, an elevator vestibule area, various support rooms (laundry and office), outdoor amenities area with a pool, and ballrooms located in the central portion of the building and in the wings of the building. The first floor of the second phase building will consist of a few guestrooms with a lobby, breakfast space, meeting areas, a lounge, an elevator vestibule area, outdoor amenities area with a pool, and various support rooms (laundry and office) located in the central portion of the building and in the wing of the building. The second through fourth floors of both buildings contain guestrooms with a storage and vending areas provided. The floor plans show that there will be 4 types of guestrooms provided. They will all be studios with either a king or queen beds with ADA accessible versions of each floor plan. The guestrooms will contain a central space which contains the beds, a sitting area, and desk. A bathroom with a toilet, sink, and tub shower are also provided. Phase 1 will contain 145 guestrooms and the second phase will contain 153 guestrooms.

As part of this design review request, the floor plans for Phase 1 have been revised. The bar and lounge on the 5th floor has been removed and replaced with more units. With that said, there has

been an overall decrease in units from 146 guestrooms to 145 guestrooms and a reduction in the overall square footage of the Phase 1 building from 100,698 square feet to 99,261 square feet.

Applicant's Justification

The changes to the site and driveway location are the result of the request by Clark County Public Work and to accommodate left turn egress traffic on Wigwam Avenue from the site. Additionally, the moved driveway will still have a departure distance 213 feet to the current alignment of Las Vegas Boulevard South. Due to this move, the ADA, loading, and EV space location had to be moved as the previous locations conflicted with the new location of the driveway. The design changes to the floor plan and elevation are the result of issues with possible functionality and viability.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500059	1 lot commercial subdivision map	Approved by BCC	May 2025
WS-25-0237	Two-phase hotel complex	Approved by BCC	May 2025
VS-25-0236	Vacated right-of-way and pedestrian access easements - recorded	Approved by BCC	May 2025
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

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

Design Review

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

Staff finds the proposed changes to the site are relatively minor as the changes have not significantly changed the footprint or use of the proposed structures on the property. The changes have also not changed the character of the site with proposed landscaping and amenities remaining essentially the same as the previously approved plans. The proposed changes to the site have improved the parking situation for Phase 1 and the location of the ADA and EV spaces is more convenient. The loading spaces being located along the southern drive aisle should also help improve the circulation of the site and keep passenger cars and delivery vehicles separate from each other. Overall, the proposed changes maintain the intent and design character of the originally approved project and the changes should not represent an increased burden on the surrounding area. For these reasons, staff can support this request.

Public Works – Development Review

Staff has no objection to reduce the departure distance from what was previously approved. The site was redesigned to align the commercial driveway along Wigwam Avenue with the existing driveway across the street, thereby restricting left-turn movements from this site.

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

- Applicant is advised the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0253-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS WIGWAM GILES, LLC
CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

14A

APPLICATION NUMBER(s): WS-25-0760

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

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

Date: 11/25/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17716301001

PROPERTY ADDRESS/ CROSS STREETS: 8540 S. Las Vegas Boulevard, Las Vegas Nevada 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Two Phased, 5-story, 350 room Courtyard by Marriott Hotel with parking structure and on and offsite improvements

PROPERTY OWNER INFORMATION

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-813-8900 CELL same

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID #

TELEPHONE: 702-813-8900 CELL same

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: ethos|three ARCHITECTURE

ADDRESS: 8985 S Eastern Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: 702-456-1070 CELL n/a

EMAIL: [REDACTED]

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

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

[Signature]
Property Owner (Signature)

Rao T. Gandy
Property Owner (Print)

10/9/2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER <u></u>

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEE\$

TAB/CAC LOCATION

DATE



October 15, 2025

TO: Clark County Planning Department
500 S Grand Central Parkway
Las Vegas, Nevada

RE: Courtyard by Marriott Hotel
8540 S Las Vegas Blvd.
Las Vegas, Nevada 89123
APN: 17716301001

Dear Planning Staff,

On behalf of the applicant, Las Vegas Wigwam Giles LLC, we are requesting a Modification to Approved Plans for a two-phased project consisting of two 5-story hotel buildings. The west building includes a 145-guest room hotel, and the east building includes a 153-guest room hotel with parking garage and on and offsite improvements. This project will be on a 4.72 gross acre site located at 8540 S. Las Vegas Blvd, Las Vegas Nevada 89123. This parcel is a planned land use of Entertainment Mixed-Use (EM) and a zoning classification of Commercial General (CG).

Phase 1-145 guest rooms, banquet hall, food & beverage facilities (restaurant) outdoor amenities and surface parking, pool and all site work

Phase 2-153 guest rooms, food & beverage facilities, outdoor amenities and parking garage to replace surface parking.

Changes:

1. We are proposing to move the Wigwam Avenue curb cut approximately 42' west to align with the curb cut across Wigwam Avenue to the north.
2. We have revised the unit mix which reduced the overall number of units in phase I. We have also eliminated the bar on the 5th floor and replaced it with units. An overall net loss of 1 unit is the result.
3. The required parking for phase one has been reduced by 6 parking space to a total of 113 spaces.
4. The overall provided parking has gone up because of the relocation of the curb cut to 102 spaces.
5. The elevations of the 1st phase building have changed minorly with the elimination of the bar on the 5th floor.
6. The overall area of the building has been reduced by 1,437 sf to a total phase I building area of 99,261 sf.
7. The handicap parking and loading spaces have been relocated.
8. The total number of E.V. spaces has not changed but their location on site has been revised.
9. The parking lot was redesigned to accommodate a deeper throat depth on the egress side of the Wigwam Avenue curb cut.



Revision to the curb cut location was to satisfy a request from Clark County Public Works as well as to accommodate left turn egress traffic on Wigwam from the site. The revisions to the handicap parking, loading space location and E.V. space location were all revised due to the re0location of the curb cut. The changes in unit count and configuration and elimination of the 5th floor bar were all due to client concerns about functionality and viability.

Streets:

Waiver of Standards #3 Departure Distance – RTC Uniform Standard Drawings 222.1

This uniform standard drawing shows the minimum departure distance from an intersection to be 190' from radius tangent point to radius tangent point. We are seeking a waiver of standards to allow 146'-2" from curb cut to the future R.O.W. of Las Vegas Blvd.

Justification:

We are proposing that the curb cut along Wigwam Avenue be aligned with the curb cut of the adjacent property across Wigwam Avenue. This will not only allow traffic to make left turns out of this project on Wigwam Avenue, but it will also satisfy a comment from Public Works which expresses their desire that the curb cuts be aligned. With the current alignment of Las Vegas Blvd. the departure distance is 213'-10".

Summary:

This project site is the perfect location for this type of project. It is directly adjacent to Las Vegas Blvd. south of The Strip where hotels of this nature will flourish. It is a midrise development that will not add undue additional asphalt parking which adds to the heat island effect that is a major problem in the Las Vegas valley. It is a major chain hotel which will provide tourists with high quality, convenient lodging within proximity to the gaming corridor by mass transit or rideshare programs. This use is permitted in this zoning district and fits well into the planned land use.

In conclusion we respectfully request your consideration for an AV for this proposed hotel project. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will provide beneficial use to the individuals and families visiting the area.

Sincerely,

John Lopeman, AIA

