



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

November 12, 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 available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
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 October 29, 2025. (For possible action)
- IV. Approval of the Agenda for November 12, 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. **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**
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**
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**
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**
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**

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**
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**
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**
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**
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**
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**
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**
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**

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**
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**
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**

VII. General Business

1. Confirm the December 30, 2025, Enterprise Town Board meeting date with the Town Board Members. (for possible action)

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

IX. Next Meeting Date: Next Meeting Date.

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>

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



Enterprise Town Advisory Board

October 29, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair TARDY Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@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.

Steven Demeritt, 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 15, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 15, 2025.

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for October 29, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Applicant requested holds:

7. VS-25-0708-NV LAS DEC, LLC: The applicant has requested a HOLD to the Enterprise TAB meeting on November 12, 2025.

Related applications:

1. PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
2. ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
3. VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
4. DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
5. TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

8. VS-25-0711-SILVER SERENE, LLC:
9. WS-25-0710-SILVER SERENE, LLC:
10. TM-25-500171-SILVER SERENE, LLC:

11. VS-25-0683-PRAISE TABERNACLE, INC:
12. UC-25-0682-PRAISE TABERNACLE, INC:

13. VS-25-0688-BD-WESTWIND 2, LLC:
14. UC-25-0687-BD-WESTWIND 2, LLC

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **UPDATE: BRIGHTLINE WEST ANNOUNCES TEMPORARY LANE CHANGES ON LAS VEGAS BLVD. STARTING ON OCTOBER 23rd**
LAS VEGAS (October 20, 2025) – As part of ongoing construction for the Las Vegas Station, crews will begin infrastructure improvements along Las Vegas Boulevard between Eldorado Lane and Robindale Road. The work includes removing the existing center median, installing a box culvert, and realigning a sewer line to support future station and roadway enhancements. Activities will begin October 23rd with one night of median removal, followed by a lane reduction starting October 27th lasting approximately three weeks. These improvements are essential to preparing the area for future station construction and long-term roadway functionality.

Construction Advisory #2 – Lane Reduction on Las Vegas Boulevard (Beginning October 27, 2025)

Date: Monday, October 27, 2025

Duration: Approximately three weeks

Work Hours: 24-hour lane shift in place

Location: Las Vegas Boulevard near Robindale Road to just south of Warm Springs Road

Overview:

Beginning the morning of October 27th, Brightline West will start construction on a box culvert and sewer line improvements along Las Vegas Boulevard near the future Las Vegas Station site.

Traffic Impacts:

- Northbound lanes: All lanes will remain open.
- Southbound lanes: Reduced from three lanes to two lanes for the duration of the three-week period.
- The two westernmost southbound lanes (closest to the Brightline West construction site) will be closed and traffic will be shifted to the east.
- Motorists should expect minor delays and are encouraged to plan accordingly.

VI. Planning & Zoning

1. **PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **11/18/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
2. **ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk/xx (For possible action) **11/18/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
3. **VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg (For possible action) **11/18/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
4. **DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
DESIGN REVIEW for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg (For possible action) **11/18/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous
5. **TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/xx (For possible action) **11/18/25 PC**

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

6. **VS-25-0675-RIBBLE THOMAS EDWARD & BETTY THERESE:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/tpd (For possible action) **11/18/25 PC**

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

7. **VS-25-0708-NV LAS DEC, LLC:**
VACATE AND ABANDON 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**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on November 12, 2025.

8. **VS-25-0711-SILVER SERENE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and between Cougar Avenue and Ford Avenue; and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise (description on file). JJ/rg/xx (For possible action) **11/19/25 BCC**

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

9. **WS-25-0710-SILVER SERENE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce setbacks; and 2) reduce net lot area. DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/xx (For possible action) **11/19/25 BCC**

Motion by David Chestnut
Action: **APPROVE** Waivers of Development Standards #1
DENY: Waivers of Development Standards #2
DENY: Design Review
DELETE Public Works- Development Review #3
ADD Public Works - Development Review conditions

- Cougar Ave, Miller Ln and Warbonnet Way to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Cougar Ave, Millier Ln and Warbonnet Way
- Execute a Restrictive Covenant Agreement (deed restrictions)

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

10. **TM-25-500171-SILVER SERENE, LLC:**
TENTATIVE MAP consisting of 13 single-family residential lots on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/xx (For possible action) **11/19/25 BCC**

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

11. **VS-25-0683-PRAISE TABERNACLE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

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

12. **UC-25-0682-PRAISE TABERNACLE, INC.:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; and 2) waive full off-site improvements.
DESIGN REVIEW for a place of worship on 2.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Ullom Drive within Enterprise. MN/dd/xx (For possible action) **11/19/25 BCC**

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

13. **VS-25-0688-BD-WESTWIND 2, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, and between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

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

14. **UC-25-0687-BD-WESTWIND 2, LLC:**

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase maximum parking; **2)** alternative driveway geometrics; **3)** allow non-standard improvements in the right-of-way; and **4)** waive full off-site improvements.

DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/xx (For possible action)
11/19/25 BCC

Motion by David Chestnut

Action: **APPROVE** Use Permit.

APPROVE: Waivers of Development Standards #s 1, 2b, 2c, 3, and 4

DENY: Waivers of Development Standards # 2a

DENY: Design Review.

ADD Public Works - Development Review condition:

- Create a shared driveway with APN 177-16-401-004 if compatible uses are developed

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

VII. General Business:

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)

NOTE: Enterprise TAB does not have a CDAC volunteer for the representative or alternate positions.

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 November 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:55 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-21-218-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a drive-thru lane within 15 feet from a residential use where 200 feet is the minimum per Section 30.04.06 E (a 93% decrease).
2. Reduce the width of a landscape buffer along the north property line to 12 feet where a 15 foot wide landscape buffer is required per Section 30.04.02 C (a 15% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.76
- Project Type: Commercial shopping center
- Building Height (feet): Up to 29 feet
- Square Feet: 32,360 (Shopping center)/8,057 (Building A)/2,612 (Building B)/8,853 (Building C)/8,853 (Building D)/2,400 (Building E)/1,585 (vehicle maintenance)
- Parking Required/Provided: 126/143
- Sustainability Required/Provided: 7/7

Site Plan & History

The site plan illustrates proposed modifications to a previously approved shopping center. In 2018, plans submitted with the zone change application (ZC-18-0118) depicted a shopping center consisting of five in-line retail buildings. In 2020, the applicant submitted revised plans which indicated a liquor store on the western portion of the site and a convenience store and gas station located on the eastern portion.

This application includes revised plans which show the previously approved gas station and convenience store have been removed and replaced with a restaurant and drive-thru lane. The restaurant is located 46 feet from the northern property line and 28 feet from the eastern property line. The speaker box and 2 queuing lanes are located on the south side of the building and travel to the east and north around the building. The drive-thru lane is located 17 feet from the north property line and 15 feet from the east property line, necessitating the waiver to reduce the separation to the residential development adjacent to the site. A patio for outside dining is located 31 feet away from residential uses to the east. Approval of a use permit is required to locate outdoor dining, drinking and cooking within 200 feet of a residential use.

A vehicle maintenance building (oil change) has been added to the site, located between Building D and the proposed restaurant. The vehicle maintenance building is located 19 feet from the residential development to the north, which requires approval of a special use permit. Three bays are shown facing east to west, screened from the west by Building D and mostly screened from the east by the restaurant. Vehicles enter from the east; the driver remains in the vehicle while the oil is changed and exits out the west side of the building.

Buildings C and D are located in the center of the site and setback a minimum of 18 feet from the northern property line. The buildings have been reduced from the previous plan to 8,853 square feet per building and shifted slightly westward to accommodate the vehicle maintenance building. The remaining buildings to the west have not changed since the previous approval (UC-20-0240) and are not a part of this application.

Parking is distributed throughout the site and calculated under the previous regulations within Title 30; therefore, there is no maximum limit on the number of parking spaces provided. However, the parking has been reduced from what was previously approved.

Access to the site is provided via a single driveway on Blue Diamond Road, which was previously approved and offers cross-access to other parts of the shopping center and to the shopping center to the west. This driveway, approved under application UC-20-0240, has a 32-foot throat depth. A deceleration lane is proposed to facilitate entry from Blue Diamond Road and mitigate vehicles stacking in the public right-of-way.

Landscaping

The proposed landscape design depicts both perimeter and internal landscaping. Street frontage along Blue Diamond Road is enhanced with medium-sized trees and shrubs along Blue Diamond Road. The parking lot landscaping incorporates the required trees with landscape islands.

An intense landscape buffer is included along the eastern edge to screen adjacent single-family homes, consistent with landscaping requirements with 2 rows of evergreen trees planted off-set. The reduced width of the landscape buffer width is provided along the northern property line although 2 rows of evergreen trees are planted off-set per Title 30. The reduced width to 12- feet is the subject to a waiver request with this application and only affects a small portion north of the northwest corner of Building C.

Elevations

The plans depict 4 different commercial buildings where a total of 6 commercial buildings are included within the overall shopping center and are up to 29-feet in height and incorporate horizontal articulation measures that include parapet walls, engaged columns, changes in texture and wall plane with storefront glazed windows, stucco finish, metal awnings with desert color scheme.

Floor Plans

The plans depict commercial floor plans for the retail buildings, the vehicle maintenance and restaurant. The retail buildings will be split into individual suites. The vehicle maintenance will have 3 bay stalls for vehicles to pull into and has restroom and office space. The restaurant depicts dining area, sales area, kitchen and prep area and restrooms and office space.

Applicant's Justification

The applicant states that they are proposing three changes to the approved commercial shopping center. Based on feedback and requests from the neighbors directly adjacent to the property, the applicant is requesting to remove the gas station. One retail building is also being removed. In their place, the applicant is proposing a drive-thru restaurant and a Take 5 quick oil change facility. While the gas station is currently approved and entitled, the applicant is working hard to be a good neighbor and work with the neighbors on the removal of the gas station.

A use permit is required to allow for the proposed vehicle maintenance facility within 200 feet of residential uses that is proposed at 15-feet to the east property line and 17 feet to the north property line. The bay doors are strategically placed on the west and east sides of the building, away from residential properties, with all work done inside of the building. The building placement, along with the double row of trees, provides an appropriate buffer. Additionally, the vehicle maintenance will not provide any other services other than oil changes, windshield wiper replacement, and coolant change.

The applicant is also requesting to waive residential adjacency standards for a drive-thru lane that will be 15-feet from the property line at the closest point. The restaurant will feature two queuing lanes located on the south side of the building, where the speaker box will also be located. The speaker box will automatically reduce in volume during nighttime hours. Additionally, a double row of evergreen trees are proposed along the eastern and northern property lines to effectively buffer drive-thru lane and adjacent residential.

The outdoor dining patio will serve as a seating area for customers of the drive-thru restaurant. This space will be free from music and speakers. Furthermore, the seating area will be shielded from the adjacent residential by the drive-thru queuing line and a double row of evergreen trees.

The applicant is also requesting to reduce the landscape buffer width requirements along the north and east property line. The applicant states that given the limited depth of the property and the designated right-of-way and easement area along the Blue Diamond Road frontage, it is not feasible to meet these buffer requirements along the northern property line. Therefore, the applicant proposes to reduce the buffer width to 12 feet and 8 inches. Despite this reduction in buffer area, the project has been thoughtfully designed to minimize any potential impact on the adjacent residential areas. Furthermore, similar buffer widths have been approved in previously stated applications

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400026 (UC-20-0240)	A second extension of time for a use permit and waiver of development standards for liquor sales, gas station, convenience store, and design review for modifications to a shopping center	Approved by BCC	May 2024
ET-24-400025 (ZC-18-0118)	A third extension of time for shopping center	Approved by BCC	May 2024
VS-23-0382	Vacation and abandonment of easements	Approved by PC	September 2023
ET-22-400055 (UC-20-0240)	First extension of time for a use permit and waiver of development standards for liquor sales, gas station, convenience store, and design review for modifications to a shopping center	Approved by BCC	June 2022
ET-22-400056 (ZC-18-0118)	Second extension of time for shopping center	Approved by BCC	June 2022
ET-20-400034 (ZC-18-0118)	First extension of time for shopping center	Approved by BCC	June 2020
VS-20-0557	Vacation and abandonment of easements	Approved by PC	February 2021
TM-20-500157	Commercial subdivision	Approved by PC	December 2020
UC-20-0240	Use Permit and waiver of development standards for liquor sales, gas station, convenience store, and design review for modifications to a shopping center	Approved by BCC	August 2020
ZC-18-0118	Reclassified from H-2 zone to a C-1 zoning for a shopping center	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RM18, RS2, & H-2	Multi-family, undeveloped, & single-family residential
West	Corridor Mixed-Use	CG	Shopping center

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

A special use permit is required when a vehicle maintenance and repair building is located within 200 feet from a residential use in order to determine if the use will have an adverse effect on adjacent properties. In this case, the vehicle maintenance and repair building is setback 19 feet from the residential development to the north. Staff find the proposed location for the vehicle maintenance and repair use is not compatible with the residential development to the north. The use will adversely impact the character of the adjacent residential neighborhood; therefore, staff is unable to support the use permit.

Use Permit #2

A special use permit is required when an outdoor dining is within 200 feet of residential uses. While the applicant is providing the 15-foot-wide perimeter landscaping along the eastern property line with an intense landscape and buffer, staff feels the proposed location can be redesigned to locate the outdoor patio to be behind or partially screened by the proposed restaurant building. Staff cannot support the proposed use permit.

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 cannot support the waiver of development standards to reduce the proposed drive-thru to residential use to 15 feet. The drive-thru location as shown on the plans could have a significant impact on the residential uses to the north and east and the proposed plans could be redesigned to accommodate increased setbacks. Staff finds the proposed drive-thru will adversely impact the character of the adjacent neighborhood with noise and pollution; therefore, staff is unable to support the use permit.

Waiver of Development Standards #2

Staff finds that the portion of the north property line which will be reduced to 12 feet only affects the western portion of the proposed plans and does not include the previously approved landscaping per as noted on the landscape plans. Overall, the landscape buffer provides the requisite buffering with 2 rows of evergreen trees planted off-set from each other spaced 20 feet on-center. Staff can support the requested reduction as only a portion of the north property line buffer drops below the minimum 15 feet by 3 feet to 12 feet and is a continuation of the approved landscape buffer on the western portion of the overall shopping center; therefore, staff can support the waiver request.

Design Review

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

The proposed shopping center meets the non-residential design standards of Title 30, while also meeting the sustainability requirements of Title 30. The parking area and pedestrian walkways will facilitate safe vehicle and pedestrian navigation within the site. Overall, staff find that the proposed shopping center will provide new shopping/dining/work opportunities for the area. However, since staff is not supporting the location of the vehicle maintenance and outdoor dining and the proposed drive-thru location, staff cannot support the design review.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1, the use permits, and design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; instructions for submitting a POC request are available on the CCWRD website.

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

APPLICANT: MEQ-BD & D II, LLC

**CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE. 650, LAS VEGAS, NV 89135**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): UC-25-00706

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

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

Date: 10/29/2025

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: 11/18/2025 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: n/a Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17621218001

PROPERTY ADDRESS/ CROSS STREETS: Durango/Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Modifications to a previously approved commercial development.

PROPERTY OWNER INFORMATION

NAME: MEQ-BD & D II, LLC

ADDRESS: 530 New Los Angeles Ave. Suite 115

CITY: Moorpark

STATE: CA

ZIP CODE: 93021

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: MEQ-BD & D II, LLC

ADDRESS: 530 New Los Angeles Ave. Suite 115

CITY: Moorpark

STATE: _____

ZIP CODE: CA

REF CONTACT ID # 93021

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL n/a

EMAIL: eolson@kcnvlaw.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)* [Signature]

Property Owner (Print) [Signature]

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 _____

02/05/2024



ADMINISTRATIVE DESIGN REVIEW DECLARATION DEPARTMENT OF COMPREHENSIVE PLANNING

OWNER / APPLICANT declares the administrative design review is for one or more of the following (check all that apply):

A. Not limited to 25% change:
☐ Initial non-single-family development with less than 25,000 square feet of total building area (30.06.05A.2.i(a))
☐ Additions after original approval or construction, including but not limited to retail vending structures, electric vehicle charging stations, windmill and similar water dispensers, smog checks, ATMs, drycleaners, drive-thru windows and other features added to address parking, parking lot design, queuing, onsite circulation and landscaping. (30.06.05A.2.i(a))
☐ Development located within a PF district if the proposed development will not have significant impacts to the neighboring area (30.06.05A.2.i(a))
☐ Other as determined by the Director (30.06.05A.2.i(a))
☐ Expansion of legal nonconforming adult business (30.01.09G.6.ii)
☐ Adding aboveground utility lines 200 kv or greater within an aboveground utility corridor (30.03.08B.6)
☐ Manufactured homes containing less than 400 square feet of habitable area (30.04.05E.6.iv(b))
☐ Increase maximum height of on-site lighting above 18 feet when subject to Residential Adjacency (30.04.06J).
☐ Changes to size and type of windows, openings or doors, the colors or materials on elevations or roof, or other
B. Changes greater than 10% and up to 25% for initial development related to a land use application (see 30.06.06C.2.i(b)(3)):
☐ Open space, parking area or other area
☒ Building or structure size, or total area covered by building/structure
☐ Height of any building, structure, or part thereof
☐ Number of buildings or structures

OWNER / APPLICANT further declares the information provided and statements made as part of this application are true and correct and:

1. A compliance table detailing the cumulative change per line item has been prepared for B above.
2. For revised plans, site plan shall clearly identify the area being revised.
3. The proposal is in conformance with prior land use application(s) and associated plan(s), and all conditions.
4. The proposal complies with all other provisions of code and does not increase an approved waiver/deviation.

Signature: _____ Date: _____

August 20, 2025

VIA ELECTRONIC UPLOAD

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

***Re: Justification Letter – Design Review, Special Use Permit and Waivers of
Development Standards
APN: 176-21-218-001***

To Whom It May Concern:

To Whom It May Concern:

This firm represents MEQ-BD&D II, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, design review, and waiver to allow revisions to a previously approved commercial shopping center on a 3.76-acre property, located north of Blue Diamond Road and approximately 600 feet east of South Durango Drive (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 176-21-218-001. The Property is zoned Commercial General (CG) and master planned Corridor Mixed-Use (CM).

By way of background, on April 4, 2018, the Board of County Commissioners (the “BCC”) approved application ZC-18-0118 to reclassify the Property from H-2 to C-2 and a design review for a 5-building commercial shopping center. On August 5, 2020, the BCC approved application UC-20-0240 to allow for modifications to the approved commercial shopping center. The modified shopping center consisted of five (5) buildings with access from Blue Diamond Road and cross access from the existing shopping center to the west. The application also included special use permits for a liquor store located on the west side of the Property and a gas station on the east side of the Property. Two (2) subsequent extensions of time were approved for the application. The Property has been graded, and the commercial shopping center is under development.

Based on feedback and requests from the neighbors directly adjacent to the Property, the Applicant is requesting to remove the gas station. One retail building is also being removed. In their place, the Applicant is proposing a drive-thru restaurant and a Take 5 quick oil change facility. While the gas station is currently approved and entitled, the Applicant is working hard to be a good neighbor and work with the neighbors on the removal of the gas station.

Design Review for Commercial Shopping Center

The Applicant is proposing three changes to the approved commercial shopping center, as discussed in more detail below.

First, the Applicant is reducing the size of Building C to 8,853 square feet from 11,550 square feet and reducing the size of Building D to 8,853 square feet from 10,000 square feet. These two buildings will also shift slightly to the west to allow for the addition of the oil change facility.

Second, the Applicant is proposing to add a Take 5 quick oil change facility east of Building D. The Take 5 is a small, 1,585 square foot building with three (3) drive-in bays. Customers do not get out of their vehicles. Rather, they drive into the building and park while the employee completes the oil change. All work is completed inside the building within 5 to 10 minutes. The entrance and exit to the bays face east and west to ensure any noise is mitigated and kept within the building.

Finally, as requested by the neighbors, the Applicant is removing the gas station and replacing it with a 2,400 square foot drive-thru restaurant. The restaurant will have two queuing lanes located on the south side of the building. The speaker box will also be located on the south side of the building, rather than the eastern side adjacent to the neighbors. The speaker box will automatically reduce in volume during nighttime hours.

Access to the development will remain as previously approved, featuring a single driveway along Blue Diamond Road and cross access from the adjacent commercial development to the west. The Blue Diamond Road driveway was previously approved in application UC-20-0240 with a 32-foot throat depth. This driveway design remains as previously approved. A deceleration lane is proposed to facilitate entry into the driveway from Blue Diamond Road to mitigate stacking in the public right-of-way.

The project has been designed to optimize space while minimizing its impact on the neighboring residential. The buildings are positioned at least 19 feet and 2 inches from the northern property line, and 24 feet and 11 inches from the eastern property line. The Applicant is providing a double row of trees along the north and east as previously approved to ensure appropriate buffering for the adjacent residential. The landscaping to the north and east are the same width as currently approved under the gas station design.

The proposed commercial shopping center features a total of 32,360 square feet of retail space. Title 30 parking requirements are met with 143 parking spaces provided, where 121 parking spaces are required.

Special Use Permit

A vehicle maintenance or repair facility is a conditional use in the CG zoning district. In cases where a condition cannot be met, a special use permit is required. Here, the Applicant is requesting a special use permit to allow for the Take 5 Oil Change to be 19 feet and 2 inches from

the northern property line where 200 feet is required.

The project is designed to ensure minimal impact on the neighboring residential area. As noted above, the bay doors are strategically placed on the west and east sides of the building, away from residential properties, with all work done inside of the building. The building placement, along with the double row of trees, provide an appropriate buffer. Additionally, Take 5 does not provide any other services other than oil changes, windshield wiper replacement, and coolant change. It is not your typical vehicle maintenance and repair facility where there is a lot of noise. It is also noteworthy that the closest oil change service is approximately 3.5 miles away, situated at the northwest corner of West Windmill Lane and South Rainbow Boulevard.

Waivers of Development Standards

Buffer and Screening

The Applicant requests a waiver for the requirements of Section 30.04.02, which requires a 15-foot landscape buffer along the north and eastern property lines, with a double row of evergreen trees. Given the limited depth of the Property and the designated right-of-way and easement area along the Blue Diamond Road frontage, it is not feasible to meet these buffer requirements along the northern property line. Therefore, the Applicant proposes to reduce the buffer width to 12 feet and 8 inches. Despite this reduction in buffer and screening, the project has been thoughtfully designed to minimize any potential impact on the adjacent residential areas. Furthermore, similar buffer widths have been approved in previously stated applications.

Drive-Thru

The Applicant requests a waiver for the requirements of Section 30.04.06.E., which requires a 200-foot separation between drive-thru lanes and residential uses. The previous approval featured a gas station along the eastern portion of the Property. As requested by the neighbors, the Applicant is removing the gas station and replacing it with a 2,400 square foot drive-thru restaurant. The drive-thru restaurant design aims to minimize any adverse effects on the neighboring residential. The restaurant will feature two queuing lanes located on the south side of the building, where the speaker box will also be located. The speaker box will automatically reduce in volume during nighttime hours. Additionally, a double row of evergreen trees are proposed along the eastern and northern property lines to effectively buffer drive-thru lane and adjacent residential.

Sustainability

Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- **Trees:** The Applicant provides 36 trees along the Blue Diamond Road street

frontage, where only 32 trees are required. This is a 12.5% increase. (1 point)

- ***Water-Efficient Planting:*** 95% or more of the provided plants have low water needs. (1 point)
- ***Parking Lot Trees:*** Mature tree canopies that cover at least 50% of the paved parking area is provided. (1 point)
- ***Cool Roofs:*** The proposed roof meets cool roof standards. (1 point)
- ***Shade Structures:*** Shade/awnings are provided over the majority of south and west facing windows and doors. (1 point)
- ***Shade Walkways:*** At least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering/parking areas provide shaded walkways. (1)
- ***Daylight Strategies:*** Daylight strategies have been incorporated into building designs to minimize artificial lighting. (1/2 points)
- ***Low-Emissivity Glass:*** Low-emissivity glass provided on all south and west facing windows. (1/2 points)

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

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

Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:**APN:**

177-30-801-030

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The application depicts the vacation and abandonment of 5-foot portions of rights-of-way along Cactus Avenue and Schirlls Street. In addition, the plans depict the vacation and abandonment of a 3-foot streetlight and traffic control easement along Both Cactus Avenue and Schirlls Street. The vacation and abandonments are necessary to accommodate the required detached sidewalk and to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0461	Vacation and abandonment of right-of-way and easements	Approved by BCC	August 2019
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Neighborhood	Suburban	RS3.3	Single-family residential
South	Mid-Intensity Neighborhood	Suburban	R-2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Low-Intensity Suburban Neighborhood	RS20 (Southern Highlands PCO)	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Retails

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

Related Applications

Application Number	Request
UC-25-0695	Use permit and design review for an emergency care facility 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 a streetlight and traffic control device easement that is 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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROSHI 27, LLC & LEXILAND, LLC

CONTACT: BENJAMIN GIRARDIN, LAS VEGAS, 7373 PEAK DRIVE, SUITE 250, LAS VEGAS, NV 89128



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-30-801-030

PROPERTY ADDRESS/ CROSS STREETS: Schirls Street & Cactus Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

The vacation of a portion of Cactus Avenue Right-of-Way Dedication, approximately 1,433 square feet, and the vacation of a portion of Schirls Street Right-of-Way Dedication, approximately 1,300 square feet.

PROPERTY OWNER INFORMATION

NAME: ROSHI 27 LLC and LEXILAND LLC

ADDRESS: 9500 HILLWOOD AVENUE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

TELEPHONE: (702) 823-2300 CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: ROSHI 27 LLC and LEXILAND LLC

ADDRESS: 9500 HILLWOOD AVENUE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # _____

TELEPHONE: (702) 823-2300 CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Rietz Consulting Inc., Eric Rietz

ADDRESS: 3203 E. Warm Springs Rd, Ste#400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.521.3355 CELL 702.521.3355

EMAIL: _____

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

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

Property Owner (Signature)* _____

Property Owner (Print) _____

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 _____

02/05/2024

June 18, 2025

Clark County
Department of comprehensive planning 500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE: JUSTIFICATION LETTER UHS FED – CACTUS -
DESIGN REVIEW – PLANNING APPROVAL – APN# 177-30-801-030**

To whom it may concern:

On behalf of signature UHS, we are requesting a Design Review and Use Permit for the proposed Freestanding Emergency Department (FED) project located at Northeast corner of Cactus Avenue and Schirlls Street, within the Enterprise District. The site is 2.03 acres, and we are proposing an 8,500 SF single story building with an ambulance drop off and pick-up.

The site is currently zoned RS20, and we are proposing to keep the existing zoning. We believe this use is consistent with existing and proposed development along Cactus Avenue and is appropriate for this site particularly because it's the corner parcel. There is existing residential directly to the east of this site, but the parcel adjacent to the residence to the east of it is controlled by this same owner and is also planned to be commercial.

We are requesting a design review. This building is branded with UHS standard colors of white / grey / and blue tones. The building is contemporary in design and is fitting with surrounding developments. Colors and material can be found on the elevation sheets accompanying this submittal. The site is compliant in terms of parking and meets the required setbacks per Title 30. Landscape drawings are included and are in compliance with Title 30 minimum landscape requirements. Signage will be submitted separately.

We are requesting a use permit for a hospital. The main access to the site will be primarily from Cactus, which is an arterial street. This is an extension of the newly opened West Henderson Hospital and serves as an Emergency only department that gets services closer to the communities West Henderson serves. This will operate 24 hours a day, 7 days a week, 365 days a year.

We are requesting the support of Clark County Comprehensive Planning, along with Town Board and Planning Commission for this proposed Design Review and Use Permit. We are not anticipating any waivers required at this time. Please contact me for any additional information or if you have any questions.

Thanks,



Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

t 702 435 4448
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE
Matthew Ellis, AIA | Samuel J. Ferreri, AIA | Beth Funk, Cheryl Gajeske, AIA | Costas Georghiou, PE | Benjamin J. Girardin, AIA
Ryan Joseflovsky, PE | Sharon Lang | Michael H. Lloyd, AIA | David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA
Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA

PUBLIC HEARING.
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
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)

RELATED INFORMATION:

APN:
177-30-801-030

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

BACKGROUND:
Project Description
General Summary.

- Site Address: N/A
- Site Acreage: 2.03
- Project Type: Emergency care facility
- Building Height (feet): 23
- Square Feet: 8,500
- Parking Required/Provided: 28/28
- Sustainability Required/Provided: 7/7

Site Plan

The site plan shows a proposed emergency care facility building centrally located on the parcel with access from both Cactus Avenue and Schirlls Street. Onsite parking is located along Cactus Avenue frontage and along the eastern and southern exterior of the building. A trash enclosure is in the rear portion of the proposed facility, 70 feet from the residential property to the north. Pedestrian pathways are provided to the building from both rights-of-way and connect to the public sidewalks. Patient drop-off is located along the front exterior facing Cactus Avenue and the ambulatory drop-off is located along the west exterior. Detached sidewalks are shown along both Cactus Avenue and Schirlls Street. The plans depict an 8 foot high CMU decorative wall along the north and east property lines.

Landscaping

The plans show street landscaping along the west property line consisting of detached sidewalk with two 5 foot and 42 foot wide landscape strips on the west and east sides of the sidewalk, respectively. In addition, the plans depict street landscaping along the south property line consisting of a detached sidewalk with two 5 feet and 14 feet wide landscape strips on the south and north sides of the sidewalk, respectively. Planting materials consist of large trees and shrubs every 30 feet along both streets. Parking lot landscaping is shown per Title 30 standards.

The plans depict an intense landscape buffer along the north and east property lines, 30 feet and 19 feet wide respectively, consisting of evergreen trees planted staggered every 10 feet. Additional landscaping is provided on the north side of the building.

Elevations

The plans submitted depict a 23 feet tall building with a parapet wall to screen rooftop equipment. The proposed buildings exteriors incorporate horizontal articulation with pop outs, recognizable changes in material and surface colors, storefront glaze windows, metal awnings, engaged columns and variations in the arrangement for the proposed windows. The EIFS walls have a color scheme of white with grey and blue.

Floor Plans

The plans show a proposed 1 story building with an overall area of 8,500 square feet. The following areas and rooms are shown on the floor plan: waiting area, offices, exam rooms, lab room, x-ray room, CT scan room, medication room, trauma room, restrooms, break rooms, storage rooms, nurse's station, and utility room.

Applicant's Justification

The applicants state the proposed emergency facility is consistent with existing and proposed development along Cactus Avenue and is appropriate for this site particularly because it's the corner parcel. The building is branded with UHS standard colors of white, grey and blue tones. The building is of contemporary design and is compatible with surrounding developments. The site is compliant in terms of parking and meets the required setbacks. Landscaping follows Title 30 minimum landscape requirements. Signage will be submitted separately. This is an extension of the newly opened West Henderson Hospital and serves as an Emergency-only department that provides services closer to the communities of West Henderson. This emergency facility will operate 24 hours a day, 7 days a week, 365 days a year.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0461	Vacation and abandonment of right-of-way and easements	Approved by BCC	August 2019
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Neighborhood	Suburban	RS3.3	Single-family residential
South	Mid-Intensity Neighborhood	Suburban	R-2 (Southern Highlands PCO)	Single-family residential
East	Low-Intensity Neighborhood	Suburban	RS20	Undeveloped & single-family residential
West	Neighborhood Commercial		CG	Retails

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

Related Applications

Application Number	Request
VS-25-0696	Vacation and abandonment of rights-of-way and 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

Use Permit

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

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 Master Plan Policy 1.3.3 encourages the integration of medical offices and other daily needs services as for neighborhoods to minimize the need for longer vehicle trips. Policy 2.1.2 also encourages equitable access to prioritize investment in areas or communities that are underserved as medical services. Staff find the proposed use is in line with the aforementioned policies and that the proposed site layout of the emergency medical care facility is well designed in consideration of the existing residential development. The proposed design includes buffering and screening measures beyond the minimum requirements and has provided enough parking

onsite to avoid traffic overflow and circulation conflicts. Lastly, the plans depict a building design that is aesthetically pleasing and will enhance the streetscape of Cactus Avenue and has incorporated architectural measure including horizontal articulation; therefore, staff recommends approval of the use permit and the design review.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0124-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROSHI 27, LLC & LEXILAND, LLC
CONTACT: BENJAMIN GIRARDIN, LAS VEGAS, 7373 PEAK DRIVE, SUITE 250, LAS VEGAS, NV 89128

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): UC-25-0695

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

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

Date: 10/29/2025

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: 11/18/2025 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: N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

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, 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 4/1/2024

Department of Comprehensive Planning

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

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

Page 2 of 2

11/18/25 PC AGENDA SHEET

4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-02-314-001

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Redwood Street. The plans also depict the vacation and abandonment of a streetlight and traffic control device easement located along the east portion of the project site. The applicant states that the vacation is necessary to accommodate the required detached sidewalk and to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400033 (UC-0459)	First extension of time to install full off-site improvement	Approved by BCC	May 2025
AV-24-900381	Revised plans for UC-22-0459	Approved by ZA	July 2024
WC-23-400187 (ZC-0502-06)	Waiver of conditions for traffic study	Approved by BCC	February 2024
UC-22-0459	Use permit, waivers of development standards, and design review for electric substation and accompanying equipment	Approved by BCC	January 2023
VS-22-0460	Vacation and abandonment of easements and right-of-way	Approved by BCC	October 2022
TM-22-500164	Commercial subdivision	Approved by BCC	October 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0502-06	Reclassified both parcels (substation) of this site to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Vehicle sales & undeveloped
South	Business Employment	RM32	Multi-family residential
East	Business Employment	CG	Undeveloped
West	Business Employment	CG	Parking lot

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Non-exclusive easement for 230KV transmission line is contingent on the completion of the off-site improvements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO DRIVE, SUITE S305, LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): VS-25-0708

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

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

Date: 10/29/2025

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: 11/18/2025 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

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

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WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100934

ASSESSOR PARCEL #(s): 176-02-314-001

PROPERTY ADDRESS/ CROSS STREETS: SWC W. MAULE AVE. AND REDWOOD STREET

DETAILED SUMMARY PROJECT DESCRIPTION

5' vacation of right-of-way needed is on the west side of Redwood Street, from 30' to 25'

PROPERTY OWNER INFORMATION

NAME: NV LAS DEC, LLC

ADDRESS: 7135 S. Decatur Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 522-5405

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Switch, Ltd

ADDRESS: 7135 S. Decatur Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 522-5405

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICK Engineering

ADDRESS: 1050 E. Flamingo Rd. Suite S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-827-0650

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.

Steven Roberts

Property Owner (Signature)*


Property Owner (Print)

7/14/2025

Date



702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

August 27, 2025

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

SUBJECT: APR-25-100934
JUSTIFICATION LETTER – 5' Vacation of Right-Of-Way
(PW23-10767 Revision R001)

To whom this may concern:

Please, grant the 5-foot vacation of the west portion of Redwood Street, Public Right-of-Way DOC# 2003120401861, from 30-feet to 25-feet. Additionally, a pedestrian access and streetlight traffic control device easement and a drainage and utility easement will be requested to compliment the requested vacation. The reason for this request is the need for detached sidewalks along this portion of Redwood Street per comment from the Clark County Public Works Department.

Please feel free to contact me should you have any questions or further comments.

Sincerely,

RICK

Gregory J. Hansen E.I.
Principal Engineering Designer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-601-050

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2 (proposed cultural center)/3 (proposed temple)
- Building Height (feet): 35 (proposed cultural center)/45 (proposed temple)/44 (proposed statue)
- Square Feet: 31,000 (proposed cultural center)/47,000 (proposed temple)/78,000 (total)
- Parking Required/Provided: 153/155
- Sustainability Required/Provided: 7/7

Site Plan & History

A design review and a use permit for a place of worship was approved via UC-20-0338 on the subject site in June 2021. The project consisted of a 42,918 square foot building with 2 floors in the center of the site which included an auditorium, lecture room, dining areas, and 28 guest rooms. Also approved were waivers of development standards to reduce the building setback to a residential use, reduce throat depth, and decrease departure distance for a driveway on Wigwam Avenue. Extensions of time were granted in June 2023 and most recently in May 2024 for 2 years.

In March 2025, WS-25-0016 approved plans for 2 buildings totaling 51,410 square feet to be developed in 2 phases. Phase 1 included a 20,410 square foot 2 story monastery and cultural center with 24 bedrooms located on the northern portion of the site. Phase 2 included a 31,500

square foot 2 story temple with 24 bedrooms located on the southern portion of the site with a statue proposed south of the temple building. Waivers for residential adjacency were approved to allow the temple to be 45 feet and the statue to be 44 feet in height. Waivers were also approved to further reduce the departure distance for a driveway on Wigwam Avenue and decrease the width of portions of the landscape buffer adjacent to the entrance portals. The waivers of development standards and design review portions of UC-20-0338 was expunged.

With this application, a revised plan was submitted which proposes to increase the size of the monastery and cultural center to be constructed in Phase 1 to 31,000 square feet and would add 16 bedrooms to the building for a total of 38 rooms. The first floor consists of a large hall and stage. On each side of the building there are 16 bedrooms, 2 memorial halls, a coffee shop, tearoom, kitchen, and restrooms. The second floor is open to below and includes 22 bedrooms. Also, with Phase 1 a Bhaisayaguru Buddha statue and pagodas will be constructed on the east side of the cultural center, as well as the entrance portals and decorative gates to the parking areas. The plan also proposes to increase the size of a temple to be constructed in Phase 2 to 47,000 square feet and would add 26 bedrooms to the building for a total of 50 rooms. The first floor of the temple consists of a nave and stage (sanctuary) with 2 prayer chambers on each side of the sanctuary. Behind the sanctuary is a dining hall with restrooms and each side, a kitchen, reception area, and a meeting room. The second and third floors include living quarters with 25 bedrooms on each floor. The 3rd floor is being added to the temple, however, the overall height of the building of 45 feet is not proposed to change. Two storage areas totaling 1,542 square feet are at a mezzanine level between the 1st and 2nd floors. The total building area is proposed to increase to 78,000 square feet with 88 bedrooms. Also in the 2nd phase is a previously approved 44 foot tall Buddha statue with storage south of the temple and a new 1,250 square foot swimming pool proposed to be added on the northeast side of the cultural center.

The temple is set back 153 feet, 5 inches from the south property line along Wigwam Avenue, 46 feet, 10 inches from the street side along Buffalo Drive to the east, and 85 feet, 4 inches from the interior property line to the west. The cultural center is set back 63 feet, 3 inches from the street side along Buffalo Drive to the east, 102 feet, 6 inches from the interior property line to the west, and 30 feet from the north property line along Camero Avenue. The 44 foot tall Buddah statue is set back 97 feet, 8 inches from the front (south) property line along Wigwam Avenue, 102 feet, 8 inches from the street side along Buffalo Drive, and 141 feet, 1 inch from the interior side to the west. The 20 foot tall Bhaisayaguru Buddha statue is set back 27 feet from the street side along Buffalo Drive, and 3 pagodas are set back 12 feet, 10 inches from Buffalo Drive. The swimming pool is set back 23 feet, 1 inch from the street side along Buffalo Drive and 43 feet, 6 inches from the rear property line along Camero Avenue to the north.

The site is accessed from 2 driveways, 1 on Wigwam Avenue and 1 on Camero Avenue. Each driveway has an entrance portal and a decorative gate that will be open during business hours. The south entrance portal is set back 40 feet from the front property line along Wigwam Avenue and 5 feet, 5 inches from the interior property line to the west. The north entrance portal is set back 37 feet, 7 inches from Camero Avenue and 11 feet, 5 inches from the west property line. On-site parking consisting of 146 vehicle parking spaces, including 6 accessible spaces, 2 motorcycle spaces, 5 EV-installed and 39 EV-capable spaces are provided. Parking is located to the south of the temple and statue, between the temple and the monastery cultural center and

along the west side of the property. Eight street parking spaces are also available along the south side of Camero Avenue, a local street, for a total of 155 parking spaces where 153 spaces are required.

The site is surrounded by a decorative screen wall which is 6 feet in height along Buffalo Drive and Camero Avenue. Along the Wigwam Avenue frontage, within the front setback, the wall is proposed to be 3 feet tall on top of a maximum 2 foot retaining wall. On top of the screen wall, a 3 foot tall open wrought iron fence is proposed. Along the west property line is an 8-foot-tall decorative screen buffer wall located on top of a maximum 3 foot tall retaining wall. The grade of the subject site is lower than the single-family residential properties to the west and Wigwam Avenue to the south.

Landscaping

The plan indicates that street landscaping, parking lot landscaping, and a landscape buffer with a screen wall along the west side of the property are being provided. Along Wigwam Avenue, Buffalo Drive, and Camero Avenue, street landscaping consists of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The street landscaping includes large Indian Rosewood trees set apart approximately 30 feet on center with 3 shrubs proposed per tree. Within the parking areas there are medium Desert Oak trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements, except in the parking areas immediately north of the temple. A landscape island is not provided on the westernmost side of the parking spaces due to location of a pedestrian walkway. Also 2 trees are shifted at the eastern side of the parking spaces due to the presence of a walkway and a trash enclosure. An alternative landscape plan is requested. There are 19 large trees provided within the street landscape areas along Buffalo Drive and Wigwam Avenue within 20 feet of the parking spaces which will meet or exceed the necessary shading requirements in those parking areas. A landscape buffer is provided along the west side of the property where it abuts a single-family area. The buffer includes 2 alternating rows of evergreen Mulga Acacia trees, planted 20 feet on center in each row. The landscape buffer is 15 feet wide except where it abuts the entrance portals where it is reduced to a minimum of 5 feet 5 inches wide at the southern portal and 11 feet 5 inches wide at the northern portal. An 8 foot tall decorative buffer wall is located along the west property line. A waiver to reduce the landscape buffer width was previously approved.

Elevations

The plans depict 4 sided architecture with similar styles on all structures, including overhanging multi-level rooflines, decorative upturned eaves, and tall columns. The maximum height of the temple is 45 feet on the south side of the building. The remainder of the temple is a maximum height of 41 feet at the top of the roof ridge. The monastery cultural center has a maximum height of 35 feet. The entrances to both buildings face south. The accessory structures include a Buddha statue that is 44 feet in height, which includes a 13 foot tall base and enclosed storage area below, a smaller statue on the east side of the cultural center which is 20 feet in height, and several pagodas which are 12 feet in height. There are 2 entrance portals with decorative gates at each driveway entrance which are both 25 feet in height and exhibit a similar architectural style to the main structures.

Floor Plans

The monastery cultural center floor plan indicates 2 levels within the building. The first floor consists of a large hall and stage. On each side of the building there are 16 bedrooms, 2 memorial halls, a coffee shop, tearoom, kitchen, and restrooms. The second floor is open to below and includes 22 bedrooms. Two stairways and elevators are proposed to connect the two levels. The living quarters total 17,921 square feet while the remainder of the cultural center is 13,079 square feet.

The temple floor plan indicates 3 main levels within the building. The first floor is 14,030 square feet and consists of a nave and stage (sanctuary) with 2 prayer chambers on each side of the sanctuary. Behind the sanctuary is a dining hall with restrooms and each side, a kitchen, reception area, and a meeting room. The building is surrounded by an exterior arcade with a front entrance terrace. The second floor and third floors are each 15,426 square feet and connected by 2 stairways and 2 elevators. The second and third floors include living quarters with 25 bedrooms on each floor. Two storage areas totaling 1,542 square feet are at a mezzanine level between the 1st and 2nd floors.

Applicant's Justification

The applicant states they are proposing changes to a previously approved temple and monastery cultural center on the subject site. Once complete, the applicant hopes to offer programs that emphasize mental support retreats, self-awareness training, and the creation of a harmonious self-controlled life for people living in the AI century. The applicant also describes some of the changes including increasing the sizes of the temple and cultural center, adding a third floor to the temple, increasing the living quarters from 24 to 50 rooms in the temple, and from 24 rooms to 38 rooms in the cultural center. The street landscaping is the same as the last design review, however, an alternative landscape plan is requested for the parking area north of the temple to allow the pedestrian walkways between the parking space and landscape islands. The site achieves 7 sustainability points which is the same as the previous land use case, WS-25-0016.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0016	Waivers of development standards for increased building heights, reduced landscape buffer, and driveway geometrics, and a design review for a place of worship	Approved by BCC	March 2025
VS-25-0015	Vacation and abandonment of easements	Approved by BCC	March 2025
ET-24-400021 (UC-20-0338)	Second extension of time for a place of worship	Approved by BCC	May 2024
ADET-23-900310 (UC-20-0338)	First extension of time for a place of worship	Approved by ZA	June 2023
UC-20-0338	Use permit for a place of worship and waivers of development standards for a reduced setback, driveway geometrics and departure distance	Approved by BCC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0015-15	Waiver of development standards for reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single-family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****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.

It is essential that new development within and adjacent to NPO-RNP areas be compatible and consistent with existing developed properties in the area. Compatibility refers to the sensitivity of a development proposal in maintaining the character of an area. The considerations for compatibility may include bulk standards such as height, mass, and density as well as design features such as architecture and site design.

The design approved in June 2021 included a single 42,918 square foot 2-story structure with 28 rooms. This was scaled down from an original request for an 89,290 square-foot building complex on the site due to concerns of the potential impact on the surrounding neighborhood. In March 2025, a 2 story 45 foot tall temple and a 2 story cultural center and monastery totaling

51,910 square feet with 48 rooms were subsequently approved. The latest proposal would further increase the overall size of the buildings by about 50% to 78,000 square feet and the living quarters by 83% to 88 rooms. While no changes in the heights of the proposed building or other structures are requested, the bulk of the buildings will expand. Also, the parking requirements will increase by 21 spaces or 16% from the previous approval, potentially impacting on the surrounding single-family residential areas with additional traffic. While the use of the site for a place of worship is compatible with the surrounding areas, the requested increase in building square footage, bulk, and additional parking would appear to negatively impact the surrounding residential neighborhood. Therefore, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of WS-25-0016;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;

- 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;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0040-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LS ARCHITECTURE, LLC

CONTACT: LS ARCHITECTURE, LLC, 2780 S. JONES BOULEVARD, SUITE 221, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): DR-25-0733

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 11/12/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
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5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 10/1/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-101068

ASSESSOR PARCEL #(s): 176-16-601-050

PROPERTY ADDRESS/ CROSS STREETS: BUFFALO @ WIGWAM AVE

DETAILED SUMMARY PROJECT DESCRIPTION

Request increase the building size, and revise the site plan accordingly

PROPERTY OWNER INFORMATION

NAME: Association Buddhist Center USA

ADDRESS: 1778 Kashland Road,

CITY: La Habra Heights

STATE: CA

ZIP CODE: 90631

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Lei Su

ADDRESS: 2780 S Jones Blvd, Suite 221

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL 7022829816 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____ 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.

Property Owner (Signature)*

Tjia Giok Sang

Property Owner (Print)

9/30/2025

Date

October 7, 2025

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway

Las Vegas, NV 89155

***Re: Justification Letter –Design Review
Bhaisajjavana Monastery @ NW Corner of Buffalo Dr & Wigram Ave
APR 25-101068
APN: 176-16-601-050
Reference: WS-25-0016, UC-20-0338***

To Whom It May Concern:

Please be advised this office represents Association Buddhist Center USA Inc. the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an Buddhist Temple and a Monastery Cultural Center on approximately 5 acres, generally located north of Wigram Ave and west of Buffalo Dr in Las Vegas, Nevada, more particularly described as APN: 176-16-601-050 (the “Site”). The Site is currently zoned as Residential Single-Family 20 (RS20) and Planned Land Use as Ranch Estate Neighborhood. The Applicant is now required to submit for a Design Review for a Bhaisajjavana Monastery project.

With the construction of the Bhaisajjavana Monastery in Las Vegas, an international metropolis county with a diverse population of races, cultures, ethnicities, and religions, we hope that, once our building is finished, we will be able to offer programs that emphasize mental support retreats, self-awareness training, and the creation of a harmonious, self-controlled life for people living in the AI century.

Based on the county leadership's considerations under the Planning Department, UC-20-0338 was approved in 2021 allowing authorization to develop a Buddhist Centre Monastery under the supervision of the Association Buddhist Centre USA. And a Notice of final Action received on March 17, 2025 for WS-25-0016 approved a Monastery Cultural Center on the north of the site and a 45 feet Buddhist Temple on the south of the site with a 44 feet height statue in front of the temple.

After careful consideration, to host the prayers from all over the world and all over the county, the board of the Association Buddhist Center USA decide to increase the size of the Cultural Center and Temple. Below are the detailed revisions comparing to the approved design review set.

Design Reviews:

- The revision to place of worship was approved by UC-20-0338 and **WS-25-0016**.
- The Buddhist Temple area is increased from two-level, 31,500 SF to three-level, 47,000 SF. The living quarters inside the temple increased from 24 rooms to 50 rooms.

- Monastery Cultural Center area is increased from 20,410 SF to 31,000 SF. The living quarters inside the Cultural Center increased from 24 rooms to 38 rooms.
- The parking number and layout are revised accordingly.
- The street and buffer landscape is kept the same as the last design review. The parking area landscaping is revised according to the parking location. We are asking for approval of an alternative landscape plan north of the temple to allow the pedestrian walkways between the parking space and landscape islands
- Trash enclosures are relocated and 5' - 9" from the property line of Buffalo Dr. 6 feet height side yard decorative screen wall block the trash enclosures view from Buffalo Dr. The nearest property is more than 100 feet from the screen wall.

Sustainability (same as WS-25-0016)

The Site meets 7 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Provide 95% or more of plants have low or very low water needs (1 point)
- Parking Lot Trees: provide mature tree canopies to cover at least 50% of the paved parking. (1 point)
- Provide roof with SRI equal or greater than 78 for low sloped roofs & or 29 for steep sloped roofs (1 point)
- Provides shades/awning over 50% of south/west windows and doors. Add 1 point for each additional 25% (2 point)
- Shaded Walkways: provide for at least 60% of all building facades adjacent to or facing streets, drive aisles and gathering and parking areas. (1 point)
- Provide floor to low-emissivity glass on all south and west facing windows (1/2 point)
- Shade with awning or portico or other device (1/2 point).

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

Lei Su

LS Architecture, LLC
702-232-9816
Email: lei@lsarchitecturelv.com

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
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)

RELATED INFORMATION:

APN:
176-23-601-018

EXISTING LAND USE PLAN:
ENTERPRISE – OPEN LANDS

PROPOSED LAND USE PLAN:
ENTERPRISE – INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6246 Serene Avenue
- Site Acreage: 7.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site was previously owned by the Bureau of Land Management (BLM) but was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The applicant intends to develop the site in conjunction with the adjacent parcel to the northeast which is already planned for Industrial Employment (IE) uses. With the site no longer under BLM ownership and the site being surrounded by industrial uses, the Industrial Employment (IE) land use category is more appropriate for the site. Furthermore, the applicant states that the proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL, H-2, & RS20	Outdoor storage & Union Pacific Railroad
South	Business Employment	RS80	Gravel pit & batch plant
East	Industrial Employment & Business Employment	IL	Truck repair shop, convenience store with gas pumps, & undeveloped
West	Business Employment	IL	Outdoor storage & Union Pacific Railroad

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

Related Applications

Application Number	Request
ZC-25-0726	A zone change request to reclassify a portion of the site from RS20 to IL zoning is a companion item on this agenda.
WS-25-0727	Waivers of development standards and a design review for an office/warehouse complex which includes the adjacent parcel to the northeast APN 176-23-601-013 is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of a portion of right-of-way and a right-of-way grant 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

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 Open Lands (OL) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment (IE) land use category include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

The request for the Industrial Employment (IE) land use category on the site is compatible with the surrounding area. The adjacent parcel to the northeast APN 176-23-601-013 was recently approved for the Industrial Employment (IE) land use category in 2023 (PA-23-700007). Given that the site is surrounded by industrial uses, the Industrial Employment (IE) land use category is more appropriate for the site than the current Open Lands (OL) land use category on the site. The site is located adjacent to the Union Pacific Railroad and is contiguous with the Arden area, which has historically been an industrial area within Enterprise. 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; and Policy EN-5.1 which promotes the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. For these reasons, staff finds the request for the Industrial Employment (IE) 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 7, 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:

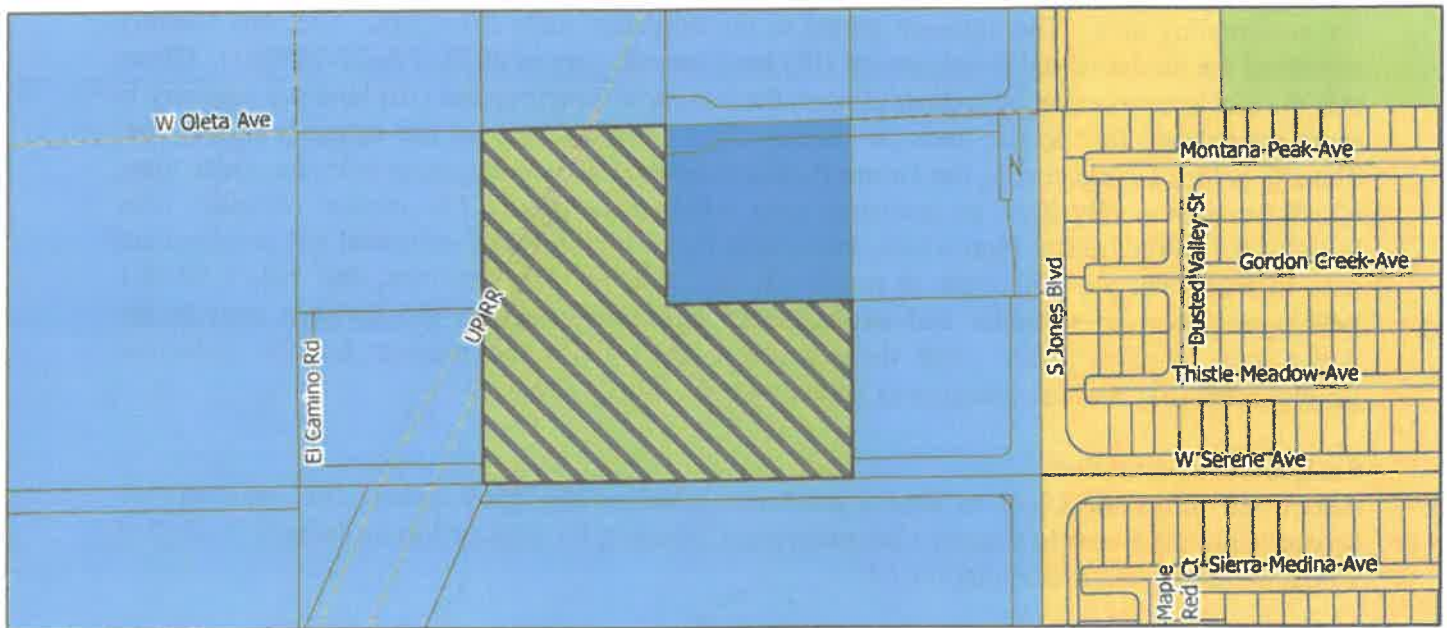
PROTEST:

APPLICANT: HD QLETA, LLC

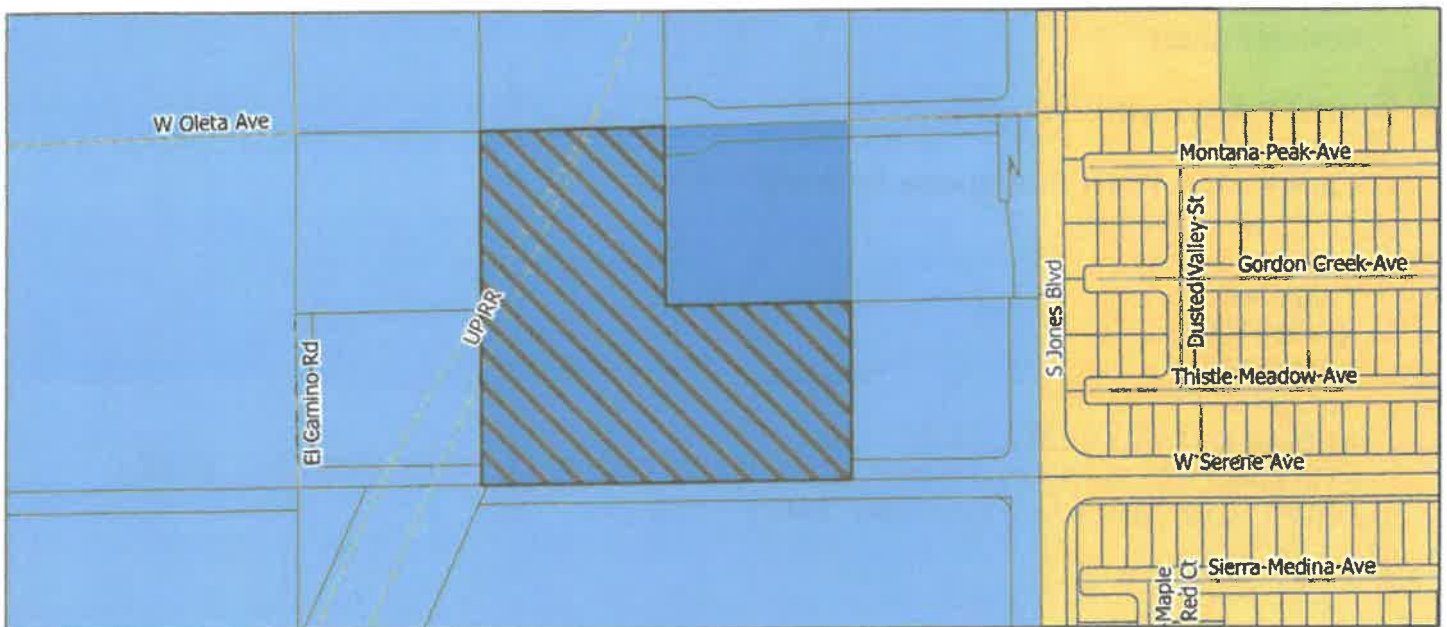
CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700044

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-25-700044

6A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 11/12/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/07/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

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
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Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: HD Oleta, LLC (for 176-23-601-013)

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL N/A

EMAIL: .JA

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 289392

TELEPHONE: 702-792-7000

CELL N/A

EMAIL: mmulhall@kcnvlaw.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.

Scott Bulloch
Property Owner (Signature)*

Scott Bulloch
Property Owner (Print)

4/23/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Paving Corporation (for 176-23-601-018)
ADDRESS: 4420 S Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC
ADDRESS: 3451 W. Martin Ave, Ste. C
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson
ADDRESS: 1980 Festival Plaza Dr., Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 289392
TELEPHONE: 702-792-7000 CELL N/A EMAIL: mmulhall@kcnvlaw.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] - TRUSTEE
Property Owner (Signature)*

MARC C. MCNEIL
Property Owner (Print)

5/28/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

August 7, 2025

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter – Master Plan Amendment*
 HD Oleta, LLC
 APN: 176-23-601-018

To Whom It May Concern:

Please be advised this firm represents HD Oleta, LLC (the “Applicant”) in the above referenced matter. The site is 7.5 acres generally located south of Oleta Avenue and west of Jones Boulevard. The site is more particularly described as Assessor’s Parcel Number (“APN”) 176-23-601-018 (the “Site”). The Applicant is requesting a master plan amendment from Open Lands (OL) to Industrial Employment (IE) to allow for a light industrial development. A corresponding zone change has been submitted.

The Site was previously owned by the Bureau of Land Management (BLM) with future intended uses unknown. However, the Site was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The Applicant seeks to develop the Site in conjunction with APN 176-23-601-013 as an office/warehouse development. In June 2023, the Board of County Commissioners adopted the IE Master Plan land use designation for APN 176-23-601-013.

The Site is located in the center of a large industrial area and sits adjacent to the railroad tracks to the west and the Las Vegas Paving gravel and concrete batch plant facility to the south. To the east is an existing gas station and truck repair shop. Therefore, the requested master plan amendment to allow an office/warehouse development is appropriate and compatible for the area and will not create any negative impact to the surrounding uses

Master Plan Amendment

The request for a master plan amendment to IE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is contiguous to the Arden area of Enterprise which is identified for industrial and employment uses.

Immediately adjacent, in all directions, the Site is bordered by parcels with Business Employment (BE) designations and APN 176-23-601-013 with an IE designation. The Union Pacific Railroad Line runs through the western portion of the Site and industrial uses exist west of the railroad line. To the south, the sand and gravel/concrete batch facility exists. To the east, there

is a Tire House, Chevron, and Dotty's along Jones Boulevard which act as a transition and buffer zone before the existing residential east of Jones Boulevard.

IE is an appropriate Master Plan land use designation for the Site, as it will be consistent with APN 176-23-601-013. The proposed light industrial development is compatible with the existing uses in the area.

A change of the land use plan to IE satisfies the requirements set forth in Title 30:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for OL, which was a placeholder designation when the Site was owned by the BLM without any intended uses. The OL designation only allows the Open Space and Public Facility zoning districts. Whereas the Applicant is requesting an amendment to IE, which supports industrial and employment uses. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Goal EN-5: Protect the viability of industrial and employment areas in Enterprise.
- Policy EN-5.1 Arden Employment – Support the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise.

The Site is contiguous to the Arden area of Enterprise. The proposed master plan amendment meets the Master Plan Goal in that it will allow the development of light industrial uses on a currently undeveloped property in the Arden area. The effect of the change to IE will result in the expansion of light-industrial and employment uses in the Arden area of Enterprise.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to IE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

The Arden area of Enterprise has been identified as an area for light-industrial and employment uses. The trend of development in the Arden area has followed the Master Plan Policy for Enterprise. The proposed Master Plan Amendment will bring the Site into conformance with the surrounding area.

3. The proposed amendment is compatible with the surrounding area:

Due to the location west of Jones Boulevard, adjacent to the Union Pacific Railroad Line, and in the Arden area of Enterprise, the Site is ideal for light industrial development. The

surrounding area is designated for such development and uses. Further, the area currently has industrial uses and is well suited for the expansion of light industrial uses.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including, but not limited to, the following:

- Goal 5.1 – Encourage diversification of the economic base to enhance resilience.
- Policy 5.1.1 & Economic Development Strategic Plan #2 – Adopt and maintain an economic development strategy for County-led efforts that articulates Clark County’s near- and long-term economic development priorities within the Las Vegas Valley and for the County as a whole: Accelerate Economic Diversification. The proposed Master Plan Amendment encourages diversification of the economic base by expanding the light industrial and employment sector of the Clark County and Southern Nevada economy in an area designated for such uses allowing other areas of the Valley to be targeted and developed for other sectors of the economy.
- Goal 5.5 – Foster a business-friendly environment.
- Policy 5.5.1 – Designate and support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Maintain the viability of designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-designated parcels to alternate uses. The Site is located in the Arden area of Enterprise which is designated for industrial and employment uses. The Union Pacific Railroad Line runs through a portion of the Site, and the Site is just south of Blue Diamond Road with easy access to I-15. This Master Plan Amendment designates the Site in accordance with the uses of the Arden area and encourages infill development of such light industrial and employment uses.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to IE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is largely industrial uses. The proposed master plan amendment to IE will allow for light-industrial and employment uses compatible with the existing development of the area. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. **The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently adjacent to existing industrial uses and APN 176-23-601-013, immediately adjacent to the Site, which was previously approved for a master plan amendment and zone change to what is currently requested for the Site. Therefore, the IE will meet the intent of what is contemplated for the area and the immediately adjacent parcel.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The Arden area of Enterprise is purposefully planned for industrial and employment development. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to IE is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-23-601-018 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE – INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6246 Serene Avenue
- Site Acreage: 6.33 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site was previously owned by the Bureau of Land Management (BLM) but was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The applicant intends to develop the site in conjunction with the adjacent parcel to the northeast which is already zoned IL. The proposed IL zoning is appropriate as the surrounding properties are all zoned IL with the exception of the property to the south which is zoned RS80 but is operating as a gravel pit and batch plant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL, H-2, & RS20	Outdoor storage & Union Pacific Railroad
South	Business Employment	RS80	Gravel pit & batch plant
East	Industrial Employment & Business Employment	IL	Truck repair shop, convenience store with gas pumps, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	Outdoor storage & Union Pacific Railroad

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

Related Applications

Application Number	Request
PA-25-700044	A plan amendment to redesignate the site from Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda.
WS-25-0727	Waivers of development standards and a design review for an office/warehouse complex which includes the adjacent parcel to the northeast APN 176-23-601-013 is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of a portion of right-of-way and a right-of-way grant 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 compatible with the surrounding area. The adjacent properties to the north, east, and west are currently zoned IL. The adjacent property to the south, although zoned RS80, is being used as a gravel pit and batch plant. Furthermore, the northwest 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 site is located adjacent to the Union Pacific Railroad and is contiguous with the Arden area, which has historically been an industrial area within Enterprise. 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; and Policy EN-5.1 which promotes the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HD OLETA, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): ZC-25-0726

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 11/12/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 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

ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: HD Oleta, LLC (for 176-23-601-013)

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 289392

TELEPHONE: 702-792-7000

CELL N/A

EMAIL: mmulhall@kcnvlaw.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.

Scott Bulloch
Property Owner (Signature)*

Scott Bulloch
Property Owner (Print)

4/23/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Paving Corporation (for 176-23-601-018)

ADDRESS: 4420 S Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 289392

TELEPHONE: 702-792-7000

CELL N/A

EMAIL: mmulhall@kcnvlaw.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] - TRUSTEE
Property Owner (Signature)*

MARC C. MCNEIL
Property Owner (Print)

5/28/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

September 9, 2025

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

Re: *Justification Letter – Zone Change for Light Industrial Development*
 HD Oleta, LLC
 APN: 176-23-601-018

To Whom It May Concern:

Please be advised this firm represents HD Oleta, LLC (the “Applicant”) in the above referenced matter. The site is 7.5 acres generally located south of Oleta Avenue and west of Jones Boulevard. The site is more particularly described as Assessor’s Parcel Number (“APN”) 176-23-601-018 (the “Site”). The Site has a planned land use designation of Open Lands (OL) and a zoning designation of Residential Single-Family 20 (RS20). The Applicant is requesting a zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL) to allow for a light industrial development on a portion of the Site (as described in Exhibit A and depicted in Exhibit B). The remainder of the Site is already zoned IL and will remain IL. A corresponding master plan amendment has been submitted.

The Site was previously owned by the Bureau of Land Management (BLM) with future intended uses unknown. However, the Site was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The Applicant seeks to develop the Site in conjunction with APN 176-23-601-013 as an office/warehouse development. In June 2023, the Board of County Commissioners adopted the IE Master Plan land use designation for APN 176-23-601-013. In June 2023, the Board of County Commissioners adopted the IE Master Plan land use designation for APN 176-23-601-013 via PA-23-700007. Additionally, the Board of County Commissioners approved ZC-23-0149 in June 2023, changing the zoning designation for APN 176-23-601-013 from Rural Estates Residential (R-E; the predecessor to RS20) to Light Manufacturing (M-1; the predecessor to IL). These applications have since expired and the Applicant is requesting to rezone the Site back to IL.

The Site is located in the center of a large industrial area and sits adjacent to the railroad tracks to the west and the Las Vegas Paving gravel and concrete batch plant facility to the south. To the east is an existing gas station and truck repair shop. Therefore, the requested master plan amendment to allow an office/warehouse development is appropriate and compatible for the area and will not create any negative impact to the surrounding uses

Zone Change

The IL district is compatible with the surrounding area. The Applicant is proposing to develop the Site and APN 176-23-601-013 for Light Industrial uses to allow an office/warehouse development. APN 176-23-601-013 has an IL zoning designation. Virtually every property adjacent to the Site is zoned IL. The property to the south is zoned Residential Single-Family 80 (RS80), but is approved and operating as a sand and gravel facility with a concrete and asphalt batch plant. West of Jones Boulevard the properties either have industrial uses or are undeveloped. Additionally, the Union Pacific Railroad Line runs through a portion of the Site. The properties to the east of the Site include Tire House, Chevron, and Dotty's which provides an appropriate buffer and transition from the IL zoning districts to the existing residential east of Jones Boulevard. With the concurrent approval of the related Master Plan Amendment to Industrial Employment, the IL zoning district will be consistent with the Master Plan land use category. The requested zoning district of IL is compatible with the surrounding area and is necessary to develop the Site in conjunction with APN 176-23-601-013.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

MWM/mwm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-601-013; 176-23-601-018

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of a portion of right-of-way and an easement which are no longer needed for the development of the site.

Prior Land Use Requests (APN 176-23-601-013 only)

Application Number	Request	Action	Date
PA-23-700007	Plan Amendment from Business Employment (BE) to Industrial Employment (IE) for APN 176-23-601-013	Approved by BCC	June 2023
ZC-23-0149	Zone Change from R-E to M-1 for APN 176-23-601-013; a use permit and design review for an office and a warehouse with outdoor storage	Approved by BCC	June 2023
VS-23-0150	Vacation and abandonment of government patent easements	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Union Pacific office building, UPRR right-of-way & outdoor storage
South	Business Employment	RS80	Gravel pit & concrete batch plant
East	Business Employment	IL	Convenience store, car wash & gas station & commercial with outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	UPRR right-of-way & industrial uses with outdoor storage

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

Related Applications

Application Number	Request
PA-25-700044	Redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) for APN 176-23-601-018 is a companion item on this agenda.
ZC-25-0726	A zone change to reclassify APN 176-23-601-018 from RS20 to IL is a companion item on this agenda.
WS-25-0727	Waivers of development standards for off-site improvements, driveway geometrics, street landscaping and a design review for an office/warehouse 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 a right-of-way grant that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0733 VS-25-0728

8A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 11/12/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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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

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- 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

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: HD Oleta, LLC (for 176-23-601-013)

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL N/A

EMAIL: ..NA

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 289392

TELEPHONE: 702-792-7000

CELL N/A

EMAIL: mmulhall@kcnvlaw.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.

Scott Bulloch
Property Owner (Signature)*

Scott Bulloch
Property Owner (Print)

4/23/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Paving Corporation (for 176-23-601-018)
ADDRESS: 4420 S Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC
ADDRESS: 3451 W. Martin Ave, Ste. C
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson
ADDRESS: 1980 Festival Plaza Dr., Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 289392
TELEPHONE: 702-792-7000 CELL N/A EMAIL: mmulhall@kcnvlaw.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] - TRUSTEE
Property Owner (Signature)*

MARC C. MULHALL
Property Owner (Print)

5/28/2025
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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

September 3, 2025

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

**Re: *Justification Letter – Vacation and Abandonment of Patent Easements and Existing
ROW
HD Oleta, LLC
APN: 176-23-601-013 & 176-23-601-018***

To Whom It May Concern:

Please be advised this firm represents HD Oleta, LLC (the “Applicant”) in the above referenced matter. The site is approximately 7.24 acres generally located south of Oleta Avenue and west of Jones Boulevard. The site is more particularly described as Assessor’s Parcel Numbers 176-23-601-013 & 176-23-601-018 (the “Site”). The Site has planned land use designations of Open Lands (OL) and Industrial Employment (IE) and zoning designations of Residential Single-Family 20 (RS20) and Industrial Light (IL). In conjunction with the Applicant’s master plan amendment, zone change, waivers of development standards, and design review applications, the Applicant is requesting the vacation of an existing right-of-way and of a right-of-way grant.

Vacation and Abandonment

The Applicant is requesting the vacation of a portion of an existing right-of-way, Oleta Avenue, and the vacation of a portion of a right-of-way grant. The Applicant is requesting to vacate 5 feet of Oleta Avenue for a detached sidewalk. The Applicant is requesting the vacation of 5 feet of Clark County right-of-way grant at the southern portion of the Site. The Clark County right-of-way grant is 45 feet where only 40 feet is needed for the dedication for the future right-of-way of Serene Avenue.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0727-HD 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/r/kh
(For possible action)

RELATED INFORMATION:

APN:

176-23-601-013; 176-23-601-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Serene Avenue where 2 landscape strips, 5 feet wide on each side of a 5 foot wide detached sidewalk, is required per Section 30.04.01D.7.
2. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Serene Avenue where required per Section 30.04.08C.
3.
 - a. Reduce throat depth to 23 feet, 7 inches for a driveway along Oleta Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 69% reduction).
 - b. Reduce throat depth to 10 feet for a driveway along Oleta Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 87% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.40
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 38 (Building A)/44 (Building B)/ 32 (Buildings C & D)
- Square Feet: 22,442 (Building A)/68,906 (Buildings B)/10,820 each (Buildings C & D)/ 112,988 (total)
- Parking Required/Provided: 105/128 total including EV and ADA spaces

- Sustainability Required/Provided: 7/3.5

Site Plan

The plan depicts 4 proposed office/warehouse buildings on 7.40 acres located on the south side of Oleta Avenue west of Jones Boulevard. Building A is 22,442 square feet and located on the northern portion of the property closest to Oleta Avenue. Building B is 68,906 and located in the southern portion of the property adjacent to the Serene Avenue right-of-way. Buildings C & D are each 10,280 square feet and located on the west side of the property abutting the Union Pacific Railroad.

Building A is set back 60 feet, 7 inches from the front property line along Oleta Avenue to the north and 63 feet from the interior side property line to the east. Building B is set back 55 feet, 9 inches from the east property line, and 68 feet, 10 inches from the existing rear property line to the south, which will reduce to 28 feet, 10 inches when the additional 40 feet of right-of-way is dedicated to Serene Avenue. Building C is located 120 feet north of Building D and 75 feet 4 inches west of Building A. Building D is setback 45 feet from the future right-of-way and 80 feet 1 inch west of Building B.

The site will be accessed by two, 40 foot wide driveways along Oleta Avenue. Reduced throat depths are proposed for both driveways which is the subject of waiver requests. There are 128 parking spaces provided along the east side of the property, north of Buildings A and B and along the east sides of Buildings C and D. The parking includes 4 EV-installed and 7 EV-capable spaces located along the west sides of Buildings A and B as well as 6 ADA spaces including 1 van accessible. Internal sidewalks connect the building entrances to the public sidewalk along Oleta Avenue. Stamped concrete crosswalks are provided throughout the parking lot.

Two loading docks with 3 roll-up doors each are provided on the south side of Building A. Building B features a loading dock with 8 roll-up doors along the north side. Two additional roll-up doors are located on the south side of Building B. Buildings C and D also feature one roll-up door on each side of the building. Six outdoor storage yards provided including two, 3,110 square foot yards on the south side of Building A, two, 5,195 square foot yards between Buildings C and D, a 3,575 square foot yard north of Building C and a 5,167 square foot yard south of Building D. Each storage yard is surrounded by an 8 foot tall security fence. The storage yards north of Building C and south of Building D will be screened from view of the Oleta Avenue and the Serene Avenue right-of-way respectively. A 6 foottall CMU wall is located along the length of the east side of the property. Several trash enclosures are proposed throughout the site.

Landscaping

The plan depicts street landscaping along Oleta Avenue consisting of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. Where a portion of the sidewalk is attached around an existing cul-de-sac hammerhead, there is a minimum of 10 feet of landscaping behind the sidewalk. The street landscaping consists of medium Palo Verde and Chilean Mesquite trees set 20 feet apart and staggered on each side of the detached sidewalk, except where the sight visibility zones prevent their planting. Additional Palo Verde trees are

provided in the 10 foot landscape strips behind the attached sidewalk areas. Three, 5 gallon shrubs per tree are also provided in all street landscape areas. Street landscaping is not provided along the future right-of-way for Serene Avenue along the south side of the property, which is the subject of a waiver request.

Within the parking lot, large Shoestring Acacia trees as well as 5 gallon shrubs of various species are provided within the landscape islands, except for one island. An alternative landscape plan is requested. Some of the medium street trees along Oleta Avenue located within a landscape strip that is more than 8 feet wide also provide the required shade for the abutting parking spaces to the south.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction with variations in roof parapet heights. The lowest parapet for Building A is 34 feet with the highest being 38 feet as measured from the finished grade. The parapet heights for Building B range from 40 feet to 44 feet, and Building C & D range from 28 feet to 32 feet. The buildings feature concrete panels with three different colors. The buildings will also include aluminum storefront window systems with metal canopies and clerestory windows. The south side of Building A includes 2 loading areas, each with one, 12 foot by 14 foot overhead door at the ramps and two, 9 foot by 10 foot roll-up overhead doors.

Floor Plans

The plan indicates Building A with a total of 22,442 square feet which includes two office spaces, 1,420 square foot each, located at the northwest and northeast corners of the building. Building A is 68,906 square feet which includes 3,957 square foot and 4,260 square foot offices located at the northwest and northeast corners of the building. The plan indicates Buildings C and D which are each 10,282 square feet which includes 2 offices in each building that are 810 square feet per office.

Applicant's Justification

The applicant seeks to develop an office/warehouse complex on the subject site. The northeast portion of the site, APN 176-23-601-013, was previously reclassified to Industrial Employment, rezoned to M-1 for industrial development, and received a use permit for offices as a primary use, approved waivers, and a design review. However, the use permit, waivers and design review expired in June 2025. The applicant wishes to re-establish the same uses on the site, while also including the southern parcel, APN 176-23-601-018. An alternative landscape plan is requested to allow an electrical transformer to be located on a landscape island in the southwest portion of the site. Additional trees are provided elsewhere in the parking area. Waivers for throat depth are requested for two driveways along Oleta Avenue. The site is not gated, and Oleta Avenue is a low traffic street which dead-ends at the site. Only the site and the property immediately to the north rely on Oleta Avenue for access. Full off-site improvements and street landscaping are requested to be waived on Serene Avenue because it will likely have to be constructed as a bridge over the railroad line to the west.

Prior Land Use Requests (APN 176-23-601-013 only)

Application Number	Request	Action	Date
PA-23-700007	Redesignated APN 176-23-601-013 from Business Employment (BE) to Industrial Employment (IE)	Approved by BCC	June 2023
ZC-23-0149	Reclassified APN 176-23-601-013 from R-E to M-1, use permit to allow offices as a principal use with an outside storage yard, reduced parking lot landscaping and throat depth	Approved by BCC	June 2023
VS-23-0150	Vacation and abandonment of government patent easements	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Union Pacific office building, UPRR right-of-way & outdoor storage
South	Business Employment	RS80	Gravel pit and concrete batch plant
East	Business Employment	IL	Convenience store, car wash & gas station & commercial with outdoor storage
West	Business Employment	IL & RS20	UPRR right-of-way & industrial uses with outdoor storage

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

Related Applications

Application Number	Request
PA-25-700044	Redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) for APN 176-23-601-018 is a companion item on this agenda.
ZC-25-0726	A zone change to reclassify APN 176-23-601-018 from RS20 to IL zoning is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Serene Avenue is not currently a constructed roadway. This street may eventually be constructed as an elevated bridge over the railroad line to the west, although at this time there is no timeline to do this. However, there is nothing to prevent street landscaping from being planted along the property fronting the Serene Avenue right-of-way at this time. Since it is uncertain when the street will be improved or whether a bridge will be constructed, staff cannot support the waiver.

Design Review

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

The proposed plans depict building materials which include the use of glass and painted concrete and the building facades feature wall reveals, changes in surface colors and materials with 2-foot roofline variations. Roll-up overhead doors for the loading areas are located to the side or rear of the warehouse buildings. Although there are roll-up doors on Buildings B, C, and D which can be viewed from the right-of-way, the roll-up doors on Buildings C and D are behind a screened 8 foot high security fence. The 2 roll-up doors along the south side of Building B are visible from the Serene Avenue right-of-way, however the street is not improved currently. Therefore, there should not be any impact on this street. Pedestrian connectivity is provided between the public sidewalks along Oleta Avenue and the parking areas to the building entrances. The customer parking area is adjacent to the entrance at the east side of the buildings and the parking spaces, including ADA spaces, are accessible from a 5 foot wide sidewalk and a ramp. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

An alternative landscape plan is proposed to allow an electrical transformer to be within one landscape island at the southwest corner of Building B without a tree. However, some of the medium street trees along Oleta Avenue are located within a landscape strip that is more than 8 feet wide. These trees serve a dual purpose of providing the required shade for the abutting parking spaces to the south which are within 20 feet of the trees. Therefore, the shade requirements will still be met.

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

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Serene Avenue. Full off-site improvements will be installed with the future development of Serene Avenue.

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the driveways on Oleta Avenue. Oleta Avenue should see minimal traffic as it only serves four parcels in this area and ends to the west of the site, minimizing the potential conflicts normally caused by reduced throat depth.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Oleta Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ~~6-25-0727~~ WS-25-0727

9A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 11/12/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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Silverado Ranch Community Center
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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: HD Oleta, LLC (for 176-23-601-013)

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC

ADDRESS: 3451 W. Martin Ave, Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson

ADDRESS: 1980 Festival Plaza Dr., Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 289392

TELEPHONE: 702-792-7000

CELL N/A

EMAIL: mmulhall@kcnvlaw.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.

Scott Bulloch

Property Owner (Signature)*

Scott Bulloch

Property Owner (Print)

4/23/2025

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 _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-601-013 & 176-23-601-018

PROPERTY ADDRESS/ CROSS STREETS: South of Oleta Ave & West of Jones Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

MPA to IE and Zone Change to IL for APN 176-23-601-018, and Design Review for Light Industrial Development for both parcels.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Paving Corporation (for 176-23-601-018)
ADDRESS: 4420 S Decatur Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: HD Oleta, LLC
ADDRESS: 3451 W. Martin Ave, Ste. C
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Elisabeth Olson
ADDRESS: 1980 Festival Plaza Dr., Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 289392
TELEPHONE: 702-792-7000 CELL N/A EMAIL: mmulhall@kcrnlaw.com

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[Signature] - TRUSTEE
Property Owner (Signature)*

MARC C. MANDRELL
Property Owner (Print)

5/28/2025
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

FEES

TAB/CAC LOCATION

DATE

September 11, 2025

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter –Design Review and Waivers for Office/Warehouse Development
HD Oleta, LLC
APNs: 176-23-601-013 & 176-23-601-018***

To Whom It May Concern:

Please be advised this firm represents HD Oleta, LLC (the “Applicant”) in the above referenced matter. The site is approximately 7.24 acres generally located south of Oleta Avenue and west of Jones Boulevard. The site is more particularly described as Assessor’s Parcel Numbers 176-23-601-013 & 176-23-601-018 (the “Site”). The Site has planned land use designations of Open Lands (OL) and Industrial Employment (IE) and zoning designations of Residential Single-Family 20 (RS20) and Industrial Light (IL). The Applicant is requesting a design review and waivers of development standards for an office/warehouse development. A corresponding zone change and master plan amendment application has also been submitted for the southern portion of the Site.

The Site is located in the center of a large industrial area and sits adjacent to the railroad tracks to the west and the Las Vegas Paving gravel and concrete batch plant facility to the south. To the east is an existing gas station and truck repair shop. An office/warehouse development is appropriate and compatible for the area and will not create any negative impact to the surrounding uses.

In June 2023, the Board of County Commissioners adopted the IE Master Plan land use designation for the northeast portion of the Site (176-23-601-013) via PA-23-700007. Additionally, the Board of County Commissioners approved ZC-23-0149 in June 2023, changing the zoning designation for the northeast portion of the Site from Rural Estates Residential (R-E; the predecessor to RS20) to Light Manufacturing (M-1; the predecessor to IL). ZC-23-0149 also approved: (a) a use permit to allow offices as a principal use; (b) waivers of development standards for the following (1) landscaping, and (2) alternative driveway geometrics; and (c) design reviews for the following (1) office building, and (2) warehouse building with outside storage yard. However, the use permit, waivers of development standards, and design reviews of ZC-23-0149 expired on June 21, 2025. The Applicant is now requesting to re-establish the same uses on the Site, while also including the southern parcel (176-23-601-018).

Design Review

The Applicant is proposing to develop four office/warehouse buildings for light industrial uses on the Site. The buildings range in height from 32-feet to 44-feet where up to 50-feet is permitted in the IL zoning district. The buildings have a sleek, aesthetically pleasing exterior with architectural features that provide a varied look rather than a monotone appearance. This is achieved with variations in height, window features, clerestory windows, and painted tilt-up concrete. The color palette is complementary to the area with storm warning gray, autumnal, extra white, monorail silver, and charcoal gray.

The largest building, Building B, is 68,906 square feet and located on the southern portion of the Site. It contains two office spaces: 4,280 square feet and 3,957 square feet. Loading docks are provided on the south side of the building. Building B has roll-up doors to the south facing the future Serene Avenue. However, Serene Avenue is not constructed and may never be constructed. If Serene Avenue is constructed, it will be as a bridge over the railroad. Roll-up doors facing a bridge should not have any adverse impact on the right-of-way.

Building A is 22,442 square feet located on the northern portion of the Site with two 1,420 square foot office spaces. Two 3,110 square foot outside storage yards sit south of the building. The storage yards are entirely screened by the perimeter walls of the Site, and the buildings themselves. Loading docks are also provided on the south side of the building.

Buildings C and D are located on the western property line of the Site. Both are 10,820 square feet with 1,920 square feet of office space. There are outside storage yards located adjacent to Buildings C and D, both 5,195 square feet. Additionally, there is a 3,575 square foot outside storage yard to the north of Building C and a 5,167 square foot outside storage yard to the south of Building D. They are enclosed with an 8-foot high wrought iron fence with a sliding gate for access. Similar to the paragraph describing Building B, both Building C and D have roll-up doors facing right-of-ways. Building D's roll-up door faces the proposed future Serene Avenue. The justification is the same as provided above and Building D's location is more westerly on the Site where the roadway will be elevated as a bridge. Building C's roll-up door faces north to the existing Oleta Avenue. However, Oleta Avenue terminates at the west at the Site. Therefore, there will not be through traffic on Oleta Avenue except to the Site so the roll-up door facing Oleta Avenue will not have an adverse effect.

The development provides landscaping throughout the Site. The development requires 46 trees total and provides 50 trees. However, the development requires 32 parking lot trees and provides 31 parking lot trees. This is due to the location of the electrical transformer on an island at the southwest part of the Site. There can be no trees on the island where the transformer is located. Therefore, the Applicant requests alternative landscaping pursuant to 30.04.01E.1(iii)(d).

The Applicant provides parking in a manner consistent with Code requirements. Code requires the development provide a minimum of 105 parking spaces and a maximum of 128 spaces, excluding accessible and electric vehicle charging spaces. EV charging spaces and bicycle parking are also provided and comply with Code.

Sustainability is provided as follows:

1. Providing 95% or more of plants with low or very low water needs – 1 point.
2. Providing a Cool Roof – 1 point.
3. Utilizing daylighting strategies in the design of the project to minimize the use of artificial lighting – ½ point.
4. Nonresidential development with a floor-to-ceiling height of 11 feet – ½ point.
5. Using low-emissivity glass on all south and west facing windows – ½ point.

Waivers of Development Standards

The Applicant is requesting the following waivers:

1. To reduce the required throat depth to 10' feet for the westerly driveway and to 23 feet and 7 inches for the easterly driveway where 75 feet is required at the access points along Oleta Avenue. The Site is not gated and Oleta Avenue is a low traffic street which dead-ends at the Site. Only the Site and the property immediately to the north solely rely on Oleta Avenue for access. Moreover, the Applicant has added additional landscaping adjacent to the nearest parking to provide additional queuing and stacking availability. The plan provides 44 feet and 9 inches to the first parking space from the westerly driveway and 28 feet and 9 inches to the first parking space from the easterly driveway to allow cars to pull in before any conflict with parking spaces. Finally, any trucks entering the Site can continue south before needing to turn to enter a loading dock. Therefore, stacking in the right-of-way will not be an issue with the proposed layout and the waiver request is appropriate.
2. To waive full off-site improvements on Serene Avenue. Serene Avenue does not currently exist at the Site. It is to be dedicated by the Applicant but it is unclear when, if ever, Serene Avenue will be constructed. Serene Avenue will also have to be constructed as a bridge at the Site due to the railroad line to the west further complicating the ability to construct full off-site improvements. Off-site improvements are not warranted here and will hamper the development of the Site without providing any benefits to the surrounding area.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', with a stylized, cursive script.

Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-23-201-005; 176-23-201-019

EXISTING LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM). More specifically, the site is proposed for development of a shopping center consisting of 5 buildings. The applicant is also requesting a zone change on these parcels from IP to CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use (CM) land use category. According to the applicant, the amendment is compatible with the surrounding area, being that it will provide an opportunity for moderate commercial development that will serve the adjacent neighborhoods in the surrounding area. Furthermore, the request will meet County policies that encourage commercial services along transit oriented roadways that will lessen the reliance of automobile.

Prior Land Use Requests - APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Reclassified the parcel from H-2 zoning to C-2 zoning for a retail center with on-premises consumption of alcohol (tavern) - the motion for approval was for a reduction to C-1 zoning	Approved by BCC	February 2012

Prior Land Use Requests - APN 176-23-201-019

Application Number	Request	Action	Date
UC-0631-13	For a recreational facility (indoor bike park)	Approved by PC	November 2013
ZC-0332-09	Reclassified the parcel from H-2 zoning to M-D zoning for a restaurant/tavern and a mini-warehouse facility with RV/boat storage	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Outside storage/warehouse
East	Business Employment	H-2 & RS20	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
ZC-25-0741	A zone change from IP to CG zoning is a companion item on this agenda.
VS-25-0742	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0743	A waiver of development standards and design review for a shopping center 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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The site is located on the boundary of the Arden Industrial area. Policy EN-5-1 of the Master Plan supports the retention and expansion of light-industrial and employment uses in the Arden Area. However, given the location of the site adjacent to Blue Diamond Road and existing commercial development to the west, staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist farther west along this portion of Blue Diamond Road. The subject site and parcels directly to the east have remained undeveloped for a long period of time; and therefore, supports the premise that industrial properties are not in demand in this area along Blue Diamond Road. Approval of this request will provide a transition area between the commercial and residential developments to the north and west from the industrial developments to the south and southeast. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) 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 7, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JASONSHENG HUANG

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): PA-25-700046; ZC-28-0741; VS-25-0742; & WS-25-0743

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. _____

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/07/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-201-005 & 176-23-201-019

PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review for a Commercial Development, Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: New Chinatown Development LLC

ADDRESS: 3395 S. Jones Blvd. #218

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang

ADDRESS: 5410 W. Spring Mountain Rd. Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 683-6188

EMAIL: _____

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) *

Property Owner (Print)

Date

DEPARTMENT USE ONLY

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☐ DR

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☐ TM

☐ WC

OTHER _____

APPLICATION # (SI) _____

ACCEPTED BY _____

PERMITTING DATE _____

DATE _____

RECEIVING DATE _____

FEES _____

RECEIVING LOCATION _____

DATE _____

02/06/2024



2140 E. Pebble Road, Suite 140,
Las Vegas, NV 89123
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

August 13, 2025

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

RE: Justification Letter for a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM).

Please accept this letter as justification for a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM) for the proposed construction of a new shopping center located at the SEC of Santa Margarita St. and Blue Diamond Rd. (APN: 176-23-201-005 & 176-23-201-019). On behalf of our client, we respectfully ask for your approval of the Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM).

1) The proposed amendment is consistent with the overall intent of the Master Plan:

The proposed amendment is consistent with the overall intent of the Master Plan. The project complies with the following County Wide Goals & Policies:

- County Goal 1.3 – Policy 1.3.3 Neighborhood Services. This policy encourages neighborhood services for new/developing communities.
- County Goal 3.6 – Policy 3.6.2 Compact, Mixed-Use and Transit-Oriented Development. This policy encourages development that will lessen the reliance of automobiles.

2) The proposed amendment is compatible with the surrounding area:

The amendment is compatible with the surrounding area, being that it will provide an opportunity for moderate density mixed-use development that will serve the adjacent neighborhoods in the surrounding area.

3) The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

The proposed amendment and zone change will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Thank You,

Sheldon Colen
SCA Design

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-23-201-019

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for development of a shopping center consisting of 5 buildings. One of the subject parcels (176-23-201-005) for the shopping center is already zoned CG. According to the applicant, the CG designation is consistent with the zoning designation for the surrounding area and will attract new businesses, which in return will create employment opportunities for the community.

Prior Land Use Requests - APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Reclassified the parcel from H-2 zoning to C-2 zoning for a retail center with on-premises consumption of alcohol (tavern) - the motion for approval was for a reduction to C-1 zoning	Approved by BCC	February 2012

Prior Land Use Requests - APN 176-23-201-019

Application Number	Request	Action	Date
UC-0631-13	For a recreational facility (indoor bike park)	Approved by PC	November 2013
ZC-0332-09	Reclassified the parcel from H-2 zoning to M-D zoning for a restaurant/tavern and a mini-warehouse facility with RV/boat storage	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Outside storage/warehouse
East	Business Employment	H-2 & RS20	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
PA-25-700046	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.
VS-25-0742	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0743	A waiver of development standards and design review for a shopping center 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 CG zoning on the site is compatible with the surrounding area. The subject parcel to the northwest is owned by the same property owner and is already zoned CG. Reclassifying this property to CG will provide uniform zoning for the entire site. Additionally, parcels farther west along Blue Diamond Road are zoned CG. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that if fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that if flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASONSHENG HUANG

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): PA-25-700046; ZC-28-0741; VS-25-0742; & WS-25-0743

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date.

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/07/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 176-23-201-005 & 176-23-201-019

PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review for a Commercial Development, Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: New Chinatown Development LLC

ADDRESS: 3395 S. Jones Blvd. #218

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang

ADDRESS: 5410 W. Spring Mountain Rd. Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 683-6188

EMAIL: _____

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@scdesign.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): [Signature]

Property Owner (Print): Jason Sheng Huang

Date: 10/9/25

DEPARTMENT USE ONLY

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OTHER _____

APPLICATION # (I) _____

ACCEPTED BY _____

RC MEETING DATE _____

DATE _____

RC MEETING DATE _____

FEES: _____

CURRENT LOCATION _____

DATE _____

02/05/2013



2140 E. Pebble Rd., Suite 140,
Las Vegas, NV 89123
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

August 13, 2025

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

RE: Justification Letter for a Zone Change at Santa Margarita and Blue Diamond.

Please accept this letter as justification for a zone change from Industrial Park (IP) to Commercial General (CG) located on the southeast corner of Santa Margarita St. and Blue Diamond Rd. (APN: 176-23-201-019). We respectfully ask for your approval of the zone change.

- Conforming Zone Change from Industrial Park (IP) to Commercial General (CG)

The proposed development design intent is to harmoniously blend with the existing developments in the surrounding area. The proposed uses are a combination of Retail and Restaurant uses. The proposed development consists of the following.

- Building A will be approximately 47,230 S.F. and stand 48'-7" at its highest point.
- Building B will be approximately 13,700 S.F. and stand 43'-0" at its highest point.
- Building C will be approximately 2,700 S.F. and stand 28'-0" at its highest point.
- Building D will be approximately 2,500 S.F. and stand 28'-0" at its highest point.
- Building E will be approximately 20,850 S.F. and stand 48'-7" at its highest point.

Where a total of 217 parking spaces are required, 283 spaces are provided including 20 accessible spaces, 24 EV-Capable Spaces, and 16 EV-Charging Spaces (including 2 accessible EV charging space). All parking can be easily accessed by customers and employees via walkways located at building entrances. All parking is to be illuminated by new "shielded downlight" to meet Clark County guidelines. The site will be accessible from Santa Margarita Street, Blue Diamond Road and Redwood Street via new driveways and pedestrian walkways.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers, diamonds, and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. The trash enclosures which will have open lattice roofs and painted CMU walls to complement the buildings, will be partially screened by the building.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-201-005; 176-23-201-019

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of portions of rights-of-way and patent easements which are no longer needed to facilitate the development of the site.

Prior Land Use Requests

APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Zone change from H-2 to C-1 for APN 176-23-201-005 for a commercial complex	Approved by BCC	February 2013

APN 176-23-201-019

Application Number	Request	Action	Date
UC-0631-13	Use permit for a recreational facility (indoor bike park) - expired	Approved by PC	November 2013
ZC-0332-09	Zone change from H-2 to M-D for a restaurant/tavern and a mini-warehouse facility	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Warehouse with outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	H-2	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
PA-25-700046	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-25-0741	A zone change for APN 176-23-201-019 from IP to CG is a companion item on this agenda.
WS-25-0743	A waiver of development standards with a design review for a proposed shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioner's meeting for final action on January 7, 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street 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.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASONSHENG HUANG

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

12A

APPLICATION NUMBER(s): PA-25-700046; ZC-28-0741; VS-25-0742; & WS-25-0743

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. _____

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/07/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 176-23-201-005 & 176-23-201-019

PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review for a Commercial Development. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: New Chinatown Development LLC

ADDRESS: 3395 S. Jones Blvd. #218

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang

ADDRESS: 5410 W. Spring Mountain Rd. Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: _____ CELL (702) 683-6188 EMAIL: _____

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) [Signature]

Property Owner (Print) Jason Sheng Huang

Date 10/9/25

DEPARTMENT USE ONLY

☐ AC

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☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (S) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

PC MEETING DATE _____

FILES _____

TAB/CAL LOCATION _____

DATE _____

02/09/2024



August 27, 2025

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

**Re: Santa Margarita Shopping Center, Zenith Project No. 251001
Patent Easement and Right-of-Way 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 and existing Right-of-Way associated with property located on the southeast corner of Blue Diamond Road and Santa Margarita Street (Assessor's Parcel Numbers 176-23-201-005 and 176-23-). As part of this project, we are proposing detached sidewalks on Blue Diamond Road, Santa Margarita Street, and Redwood Street. It is necessary to vacate 5' right-of-way along each of these streets in order to install detached sidewalks. It is also necessary to vacate the portions of the Patent Easement that are outside of the right-of-way dedication in order to develop the property.

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

Sincerely,

ZENITH ENGINEERING

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

Julia Garrad, PE
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-23-201-005; 176-23-201-019

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for driveways along Santa Margarita Street to 56 feet where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 21.3% reduction).
- b. Reduce throat depth for driveways along Redwood Street to 59 feet where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 25.3% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 49 (Proposed Buildings A & E)/28 (Proposed Buildings C & D)/43 (Proposed Building B)
- Square Feet: 47,230 (Proposed Building A)/13,700 (Proposed Building B)/2,700 (Proposed Building C)/2,500 (Proposed Building D)/20,850 (Proposed Building E)
- Parking Required/Provided: 217/270
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed shopping center consisting of 5 buildings located on a 7.06 acre site. Building A, located within the south portion of the site, consists of retail uses including a grocery store. Building B, situated within the northwest portion of the site, features retail and restaurant tenant spaces. Buildings C and D, located within the north central portions of the shopping center adjacent to Blue Diamond Road, consist of restaurants with drive-thru lanes. A single, 11 foot wide drive-thru lane circulates the east and north sides of Building C and the west, north, and south sides of Building D. Building E, situated within the east portion of the site, also features retail and restaurant tenant spaces. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
A	300.5	29.5	29	24.5
B	22	513	218	20
C	18	351	394	212
D	31.5	225	409.5	338
E	20	20	209	518.5

All buildings are connected via a centralized, 5 foot wide pedestrian walkway consisting of stained concrete. The shopping center requires 217 parking spaces where 270 parking spaces are provided. Sixteen EV-Installed parking spaces are centrally located within the project site. Twenty accessible spaces are also equitably distributed throughout the shopping center. A total of 24 EV-Capable parking spaces are located within the north and south portions of the site. Access to the project site is granted via proposed commercial driveways along Blue Diamond Road, Santa Margarita Street, and Redwood Street. A waiver of development standards is required to reduce the throat depth for the 2 driveways (4 total) along Santa Margarita Street and Redwood Street.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Santa Margarita Street and Redwood Street. Large trees are planted 30 feet on center along Santa Margarita Street and Redwood Street, in addition to the required shrubs and groundcover within the street landscape area. A 6 foot wide landscape strip with a single row of large trees, planted 30 feet on center, is provided along the north property line adjacent to Blue Diamond Road. A detached sidewalk is proposed within the right-of-way along Blue Diamond Road. Additional landscape areas are provided at the southeast and southwest corners of the site, measuring between 18.5 to 19.5 feet in width. Trees, shrubs, and groundcover are proposed within this landscape area. The remaining landscape strip, along the south property line, measures 4 feet in width and includes shrubs and groundcover. There is an existing 8 foot high CMU block wall along the south property line, adjacent to the developed IL zoned parcel. A total of 45 trees are required within the interior of the parking lot where 73 trees are provided. An alternative landscape plan is requested as a landscape island is not provided every 6 parking spaces.

Elevations

Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height	Materials
Building A	49	Stucco, stucco with reveal panels, metal awnings, aluminum storefront window systems
Building B	43	
Building C	28	
Building D	28	
Building E	49	

The typical elevations for Buildings A and E measure up to 49 feet to the top of the entry towers, located at the opposite ends of each building. A varying roofline is located between the entry towers, measuring up to 28 feet for E and up to 43 feet for A to the top of the parapet wall. Building B is similar in design to A and E, measuring up to 43 feet to the top of the entry towers, located at the north and south ends of the building. The roofline between the towers varies in height from 28 to 38 feet to the top of the parapet wall. Buildings C and D also feature varying rooflines measuring up to 28 feet in height.

Floor Plans

The floor plans for each building consist of shell space with the future interior configuration to be determined by the needs of the individual tenant. Below is a table reflecting the area of Buildings A through E:

Building Information	
Building Area (in square feet)	
Building A	47,230
Building B	13,700
Building C	2,700
Building D	2,500
Building E	20,850
Total Building Area	86,980

Applicant's Justification

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. A total of 69 parking lot trees and an additional 4 street trees that count as parking lot trees due to their proximity to parking. With the parking lot trees provided, approximately 56 percent of the paved parking area will be shaded. The proposed development design intent is to harmoniously blend with the existing developments in the surrounding area. The proposed uses are a combination of Retail and Restaurant uses and the proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. The applicant did not provide justification for the waivers of development standards to reduce the driveway throat depths.

Prior Land Use Requests

APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Zone change from H-2 to C-1 for APN 176-23-201-005 for a commercial complex	Approved by BCC	February 2013

APN 176-23-201-019

Application Number	Request	Action	Date
UC-0631-13	Use permit for a recreational facility (indoor bike park) - expired	Approved by PC	November 2013
ZC-0332-09	Zone change from H-2 to M-D for a restaurant/tavern and a mini-warehouse facility	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Warehouse with outdoor storage
East	Business Employment	H-2	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
PA-25-700046	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-25-0741	A zone change for APN 176-23-201-019 from IP to CG is a companion item on this agenda.
VS-25-0742	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waivers of Development Standards**

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

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

Design Review

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

The design of the commercial buildings feature variations in building height contributing to breaking-up the mass of the structures, in addition to contrasting colors and exterior materials. The layout of the commercial complex and parking lot is functional, and the overall design of the site is compatible with the commercial complex to the west, across Santa Margarita Street, and the existing land uses within the surrounding area. The development also complies with Policy 6.2.2 which encourages sustainable site design and development practices. Sustainability measures have been integrated into the design of the site and buildings, including but not limited to water efficient landscaping, cool roof materials, and additional perimeter trees. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards

Although the throat depths for the commercial driveways on Santa Margarita Street and Redwood Street do not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioner's meeting for final action on January 7, 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

- Expunge waiver of development standards and design review associated with zc-0752-12;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street and associated spandrel;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JASON SHENG HUANG

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): PA-25-700046; ZC-28-0741; VS-25-0742; & WS-25-0743

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date.

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 12/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 01/07/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

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WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 5



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-23-201-005 & 176-23-201-019

PROPERTY ADDRESS/ CROSS STREETS: Santa Margarita & Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review for a Commercial Development, Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: New Chinatown Development LLC

ADDRESS: 3395 S. Jones Blvd. #218

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang

ADDRESS: 5410 W. Spring Mountain Rd. Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: _____

CELL (702) 683-6188

EMAIL: _____

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): [Signature]

Property Owner (Print): Jason Sheng Huang

Date: 10/9/25

DEPARTMENT USE ONLY

☐ AC
☐ ADP
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

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☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (S): _____

ACCEPTED BY: _____

PLANNING DATE: _____

DATE: _____

PLANNING DATE: _____

FEES: _____

PLANNING LOCATION: _____

DATE: _____

02/09/2024



2140 E. Pebble Rd., Suite 140,
Las Vegas, NV 89123
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

August 26, 2025

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

RE: Justification Letter for proposed commercial development at Santa Margarita and Blue Diamond.

Please accept this letter as justification for the proposed commercial development located on the southeast corner of Santa Margarita St. and Blue Diamond Rd. (APN: 176-23-201-005 & 176-23-201-019). On behalf of our client, we respectfully ask for your approval of the land use applications and waivers of development standards.

- Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM)
- Conforming Zone Change from Industrial Park (IP) to Commercial General (CG) for APN:176-23-201-019.
- Design Review for Alternative Landscaping to allow landscape fingers to be installed at every 15 parking spaces, where they are required at every 6 parking spaces.
- Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) to reduce the required throat depth.
 - 1) Allow an ingress throat depth distance of 30'-5" and an egress throat depth distance of 56'-8" on the southernmost driveway along Santa Margarita St. where 75 feet is required.
 - 2) Allow an ingress throat depth distance of 56'-6" on the northern most driveway along Santa Margarita St. where 75 feet is required.
 - 3) Allow an egress throat depth distance of 67'-3" on the northern most driveway along Redwood St. where 75 feet is required.
 - 4) Allow an ingress throat depth distance of 32'-7" and an egress throat depth distance of 62'-8" on the southernmost driveway along Redwood St. where 75 feet is required.

SUSTAINABILITY

POINTS	
1	3.i. The provided parking lot trees are more than 10% of the required.
1	3.ii. 95% or more of all required landscape have very low or low water needs.
1	3.iv.(a) Trees provided cover at least 50% of paved parking areas.
1	4.i. Roofing material on building to have solar reflectance index equal to or greater than 78 for low-sloped roof and 29 for steep-sloped roofs.
2	4.ii.(c)(1) 75% of building facades have a covered walkway.
.5	4.ii.(c)(4) Floor to ceiling height to be 12'-0".
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7	TOTAL POINTS

The proposed development design intent is to harmoniously blend with the existing developments in the surrounding area. The proposed uses are a combination of Retail and Restaurant uses. The proposed development

consists of the following.

- Building A will be approximately 47,230 S.F. and stand 48'-7" at its highest point.
- Building B will be approximately 13,700 S.F. and stand 43'-0" at its highest point.
- Building C will be approximately 2,700 S.F. and stand 28'-0" at its highest point.
- Building D will be approximately 2,500 S.F. and stand 28'-0" at its highest point.
- Building E will be approximately 20,850 S.F. and stand 48'-7" at its highest point.

Where a total of 217 parking spaces are required, 276 spaces are provided including 20 accessible spaces, 24 EV-Capable Spaces, and 16 EV-Charging Spaces (including 2 accessible EV charging space). All parking can be easily accessed by customers and employees via walkways located at building entrances. All parking is to be illuminated by new "shielded downlight" to meet Clark County guidelines. The site will be accessible from Santa Margarita Street, Blue Diamond Road and Redwood Street via new driveways and pedestrian walkways.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. As part of this application we are requesting a design review for an alternative landscape plan to allow landscape fingers to be installed at every 15 parking spaces maximum where they are required at every 6 parking spaces. By code we are required to provide 46 parking lot trees. We provide a total of 69 parking lot trees and an additional 4 street trees that count as parking lot trees due to their proximity to parking. With the parking lot trees provided, approximately 56% of the paved parking area will be shaded. The trash enclosures which will have open lattice roofs and painted CMU walls to complement the buildings, will be partially screened by the building.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-13-501-008

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Allow a vehicle wash.
4. Reduce the separation from a proposed convenience store to a residential use to 135 feet where 200 feet is required per Table 30.44-1 (a 33% reduction).
5. Reduce the separation for a proposed gasoline station to a residential use to 130 feet where 200 feet is required per Table 30.44-1 (a 35% reduction).
6. Reduce the setback for a convenience store to a section line road to 15 feet 3 inches where 30 feet is required per Table 30.44-1 (a 49% reduction).
7. Reduce the setback for a gasoline station to a section line road to 15 feet 3 inches where 30 feet is required per Table 30.44-1 (a 49% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway at Windmill Lane to 8 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
1. b. Reduce the throat depth for a driveway at Decatur Boulevard to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
2. Reduce the approach distance to the intersection of Decatur Boulevard and Windmill Lane to 111 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222.1 (a 26% reduction).
3. a. Reduce the departure distance from the intersection of Windmill Lane and Ribbon Falls Street to 56 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
3. b. Reduce the departure distance from the intersection of Windmill Lane and Decatur Boulevard to 154 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 19% reduction).
4. Reduce the separation for a vehicle wash to a residential use to 150 feet where 200 feet is required per Table 30.44-1 (a 25% reduction).

DESIGN REVIEWS:

1. Convenience store.
2. Gasoline station (fuel canopy).
3. Vehicle wash.
4. Restaurant with drive-thru.
5. Retail buildings.
6. Increase the finished grade to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 67% increase).
7. Allow 1 landscape island finger per 18 parking spaces where 1 landscape finger island per 6 parking spaces is the standard per Figure 30.64-14.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Gas station/vehicle wash
- Number of Stories: 1
- Building Height: Up to 27 feet, 9 inches
- Square Feet: 9,500 (retail)/3,060 (convenience store) /1,207 (carwash)
- Parking Required/Provided: 53/53

History & Site Plan

This site was approved for a commercial complex including a convenience store with gasoline pumps, vehicle wash, restaurant with a drive-thru and a retail building. Five of the 10 original

requested waivers were withdrawn during the public hearing. Revised plans were submitted after the original town board meeting but prior to the Board of County Commissioners meeting.

The property is bordered by developed residential on the west and east and undeveloped planned and zoned residential on the south. The property is accessed from Windmill Lane on the north and Decatur Boulevard from the east. A bus lane is being developed as part of the right turn lane along Decatur Boulevard, south of Windmill Lane and adjacent to the east property line. The approved retail building is oriented from north to south near the western property line. The convenience store and associated gas station with canopy are located on the east side of the retail building. The vehicle wash is located on the north side of the convenience store, adjacent to Windmill Lane. Vehicle wash access proceeds from east to west on the north side of the convenience store. The vehicle wash service bay doors face east and west, with landscaping between a detached sidewalk on the north.

The site was approved with a total of 60 parking spaces where 60 parking spaces are required. The revised plans dated June 2021 decreased the area of the building and vehicle wash with a total of 56 parking spaces shown. Later, in November 2023, the revised plan showed 53 required and provided parking spaces. Also, the original trash enclosure setback waiver from the west property line is no longer needed as a result of those revised plans as it is now shown 50 feet from the west property line.

The revised plans dated November 2023 show setbacks for the convenience store, fuel canopy, and vehicle wash are as follows:

- The convenience store is set back 146 feet from the western property line (residential development) and 53 feet from the northern property line (section line).
- The fuel canopy is located approximately 59 feet south of the convenience store and covers 4 fuel islands. The fuel canopy is 143 feet from the west property line (residential), 69 feet from the east property line (residential development is across the street), and 72 feet to the south property line (residential).
- The vehicle wash is set back 154 feet from the west property line (residential development).

The approved retail building is set back 23 feet 6 inches from the west property line and will include up to 9 possible lease spaces. A previously approved drive through on the west and south sides of the retail building was removed as part of the 2021 revised plans. The 2023 revised plan relocated the loading zone to the east side of the property and south of the convenience store. The required pedestrian walkway around the retail building is 5 feet along the west and 6 feet along the north, south, and east of the building. The pedestrian walkway adjacent to the east wall of the convenience store is 5 feet 6 inches. The applicant will provide lighting that meets Title 30 requirements, with 20 foot high down shielded lighting poles and wall lights. Bike racks are provided for both buildings and pedestrian pathways are provided in parking areas.

Landscaping

The approved landscape plan depicts a landscape strip with trees every 20 feet on center along the south property line. An 18 foot 6 inch wide landscape strip with 2 rows of trees is shown

along the west property line, per the conditions of approval. Those areas of the landscaping that require detached sidewalks adjacent to Windmill Lane and Decatur Boulevard are landscaped with two, 5 foot strips on either side of the sidewalk, and include associated trees and shrubs. The approved plans depict 1 landscape finger island per 6 parking spaces as required by the code. The revised plans show intense landscaping adjacent to the retail building per conditions of approval for the original application.

Elevations

The approved retail store elevations depict an in-line retail building with 2 parapet elevations ranging between 23 feet and 28 feet. The approved building consists of stucco exteriors and includes fabric canopy covers over the pedestrian walkways and above dark bronze glazed aluminum storefront systems. The approved parapet walls shield the mechanical equipment from view by the public and adjacent residential. The revised convenience store elevations depict the same type of construction, with stone veneer, decorative wainscot, aluminum storefront windows and entrance. The revised convenience store height is 28 feet at the highest point on the south side of the building. The revised plans for the vehicle wash show it to be 18 feet in height at the north side of the building. The portion of building surrounding the vehicle wash is single color stucco siding with decorative wainscot wall enhancements and architectural treatments similar to the rest of the building. The revised plans depict the north side elevation (vehicle wash) stucco siding, decorative wainscot, and architectural treatments.

Floor Plans

The revised plans depict a 2.5 acre property with a 9,500 square foot retail building, 3,067 square foot convenience store with 1,207 square feet attached vehicle wash, and approximately 2,500 square foot fuel canopy.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400097 (UC-21-0188):

Comprehensive Planning

- Until August 3, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0188:

Current Planning

- Intense landscaping to be installed on westernmost property line;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet to the back of curb for Windmill Lane, 60 feet for Decatur Boulevard, and a 54 foot property line radius spandrel at the northeast corner of the site;
- 90 days to record required right-of-way dedications and any corresponding easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination bus turnout/right turn lane, including passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is 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 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant is requesting a second extension of time to commence UC-21-0188 for approved commercial development at the southwest corner of Decatur Boulevard and Windmill Lane. A standard development agreement has been approved and recorded, with approved drainage and traffic studies. Off-site permit (PW23-19064) was submitted and is in review, and the bond estimate is approved and ready to submit to mylar. The right-of-way dedication (SD21-990106) is recorded. The Geotech soils report (PW-23-19065) has secured preliminary approval. building permits related to the convenience store, car wash, grading, shell building, trash enclosure, site lighting, and civil underground are currently in review by the Clark County Building Department. No significant changes have occurred to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400097 (UC-21-0188)	First extension of time for gas station, retail, restaurant, convenience store, vehicle wash, reduced separation to residential, setbacks, driveway geometrics, and drive through	Approved by BCC	August 2023
VS-21-0287	Vacated and abandoned easements of interest between Windmill Lane and Mistral Avenue	Approved by PC	August 2021
TM-21-500090	1 lot commercial subdivision on 2.5 acres in a C-1 zone	Approved by PC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0188	Use permits, waiver, and design reviews for a convenience store, gas station, and vehicle wash	Approved by BCC	June 2021
ZC-0135-07	Reclassified from R-E to C-1 zoning	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	C-G	Trash enclosure & parking lot
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Vacant
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	R3.3	Single-family residential

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the applicant has taken steps towards commencing the approved project. A tentative map, TM-21-500090, was approved for a 1 lot commercial subdivision for the project site. A traffic study and a drainage study are approved. Off-site permit (PW23-19064) is in review, with the bond estimate approved and ready to submit to mylar. Right-of-way dedication and easements (SD21-990106) is recorded, and the Geotech soils report (PW-23-19065) has secured preliminary approval. Building permits have been submitted for review in anticipation of commencing the development. Therefore, staff can support this extension of time request. However, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not be able to support future extension of time requests.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 16, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County,
- Applicant to pay a cost contribution for the construction of off-site improvements as determined by Public Works for the Decatur Boulevard improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: REMINGTON UTE, LLC

**CONTACT: DIONICIO GORDILLO, 9500 HILLWOOD DRIVE, STE 201, LAS VEGAS, NV
89134**

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400109 (UC-21-0188)

14A

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 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
(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, 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 4/1/2024

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 # N/A

ASSESSOR PARCEL #(s): 176-13-501-008

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane and Decatur Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension of Time (UC-21-0188) of Use Permits, Waivers of Development Standards, and Design Reviews for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 1.7 acres.

PROPERTY OWNER INFORMATION

NAME: REMINGTON UTE, LLC

ADDRESS: 5920 S. Rainbow Blvd., Suite 11

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 222-1420

CELL (702) 222-1420

APPLICANT INFORMATION (information must match online application)

NAME: REMINGTON UTE, LLC

ADDRESS: 5920 S. Rainbow Blvd., Suite 11

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 597-6260

CELL (702) 597-6260

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

*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.

[Signature]
Property Owner (Signature)*

David DeZotto
Property Owner (Print)

7/28/25
Date

D G Consultants

July 26, 2024

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

RE: Second Extension of Time to Commence Use Permits, Waivers of Development Standards, and Design Reviews for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 1.7 acres. UC-21-0188 (APN: 176-13-501-008)

On behalf of Remington Ute, LLC, we are requesting a second extension of time to commence on UC-21-0188 for an approved commercial development at the southwest corner of Decatur Boulevard and Windmill Lane. Attached is a copy of the corresponding staff report and Notice of Final Action.

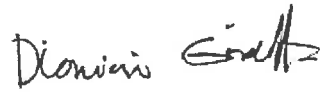
We have diligently pursued all required development and building permits with the goal of completing the project as approved. To date, work has been completed and approved to secure required permits or technical studies. A substantial amount of time has been spent coordinating Civil/Off-Site permit plans. The following have been completed or approved:

1. Land Use Approval (UC-21-0188 and VS-21-0287) - Active
2. Standard Development Agreement (ORD-24-900040) – Approved and Recorded
3. Traffic Study (PW23-14760) – Approved
4. Drainage Study (PW23-11655) – Approved
5. Off-Site Permit (PW23-19064) – Submitted and in review; bond estimate approved and ready to submit to mylar
6. Right-of-Way Dedication/Easements (SD21-990106) – Recorded
7. Geotech Soils Report (PW-23-19065) – Preliminary Approval
8. Five Building Permits that range from convenience store, car wash, grading, shell building, trash enclosure, site lighting, and Civil underground are currently in review by the Clark County Building Department

We believe an extension of time is entirely appropriate for the following reasons: **1)** conditions have not substantially changed in the immediate area; and **2)** circumstances have not substantially changed to the subject property. Therefore, this request meets all required provisions for an extension of time as provided for in Title 30.

Therefore, we would respectfully request approval of this request for an extension of time. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dionian Smith". The signature is written in a cursive, slightly slanted style.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-01-301-047; 176-01-301-049

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce driveway throat depth to a minimum of 3 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce driveway throat depth to a minimum of 17 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
 - c. Reduce driveway width to a minimum of 24 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
2. Allow a loading area and roll-up doors not in the rear and not adequately screened from a public right-of-way where required per Sections 30.48.640 and 30.48.660.

DESIGN REVIEWS:

1. A proposed 37,200 square foot warehouse building.
2. Increase finished grade to 108 inches (9 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Warehouse

- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 37,200
- Parking Required/Provided: 56/57

Site Plan

The approved plan depicts a 37,200 square foot warehouse building on the east side of APN 176-01-301-049, a 2.4 acre lot south of Badura Avenue and 885 feet east of Jones Boulevard. The site plan shows 57 parking spaces located along the north and west property lines, and truck access to bay doors on the west side of the building. Access to the property is provided from a public right-of-way cul-de-sac connected to Badura Avenue between Jones Boulevard and Lindell Road. One of the access driveways is located on the south side of the cul-de-sac bulb and is 32 feet in width. The other access driveway located at the end of the cul-de-sac is only 24 feet wide and is the subject of a waiver with this application. The 12 parking spaces located along the west property line encroach a minimal amount into APN 176-01-301-042.

Landscaping

The approved landscape plan depicts 13 trees and approximately 230 shrubs planted on the 2.4 acre site. Landscaping is provided in the parking lot areas and along the west, north, and east perimeter of the property. One additional tree is proposed to be located in the landscape area on the south side of the cul-de-sac to provide better screening, to satisfy the condition of approval under the original application.

Elevations

The approved elevations depict a tilt-up painted concrete warehouse structure with a primary office entrance with aluminum storefront windows located at the northwest corner of the building.

Floor Plans

The approved plans depict a 37,200 square foot warehouse building that includes approximately 2,500 square feet of office space, and a small electrical utility room. The remainder of the building has an open floor plan with access from 11 overhead roll-up doors on the west side of the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0470:

Comprehensive Planning

- Add 1 large tree to the landscape area along the west property line, south of the cul-de-sac;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is 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 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0253-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a 2 year extension of time for WS-23-0470. The applicant states that the market conditions are significantly impacting this development with elevated construction costs, increased interest rates, and decreased leasing demand for standalone warehouse buildings. A 2 year extension is necessary to secure favorable financing and improved conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0470	Waivers of development standards and design reviews for a warehouse building	Approved by BCC	September 2023
VS-0920-06	Vacation and abandonment of easements - recorded	Approved by BCC	September 2006
ZC-0896-06	Reclassified from R-E to M-D zoning	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP	Distribution center & warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant has not made significant progress toward commencing the project. There is an expired building permit (BD23-39846) for a warehouse building on the subject parcel. A grading plan was submitted in August 2023, which has not been approved as of today. Staff can support this first request for extension of time.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until September 20, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ZACKARY MACIOCE

CONTACT: ZACKARY MACIOCE, COMMERCE CONSTRUCTION, 6795 S. EDMOND STREET #110, LAS VEGAS, NV 89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400114 (WS-23-0470)

15A

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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, 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 4/1/2024

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 # _____

ASSESSOR PARCEL #(s): 176-01-301-049 (Originally filed as two parcels 176-01-301-007 & a portion of 176-01-301-042)

PROPERTY ADDRESS/ CROSS STREETS: Bedura Avenue & Corporate Plaza Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time request for a 37,200 SQ Warehouse Shell Only Building

PROPERTY OWNER INFORMATION

NAME: BBP Properties, LLC

ADDRESS: 6795 South Edmond Street, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702.896-5564

CELL 702.274.8700

APPLICANT INFORMATION (information must match online application)

NAME: BBP Properties, LLC c/o Rod Martin

ADDRESS: 6795 South Edmond Street, Suite 110

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 702.896-5564

CELL 702.274.8700

ACCELA REFERENCE CONTACT ID # 165764 & 270352

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Zack Maclooe

ADDRESS: 6795 South Edmond Street, Suite 110

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 702.851-8101

CELL 702.613-3440

ACCELA REFERENCE CONTACT ID # 165764 & 270352

*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.

[Signature]
Property Owner (Signature)*

Edward P. Roski, Jr.

Property Owner (Print)

8/27/25
Date



6795 S. Edmond Street, Suite 110
Las Vegas, NV 89118
(702) 896-5564

MajesticRealty.com
R.E. License #B0036596 (NV), 00255328 (CA)

August 27, 2025

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

Subject: Request for Extension of Time – WS-23-0470

Dear Clark County Planning,

We respectfully submit this letter to request a two-year extension of time for entitlement WS-23-0470. The project, as currently approved, involves the development of a standalone building.

Due to prevailing market conditions, the project's feasibility has been significantly impacted. Construction costs remain at elevated levels, interest rates have increased, and leasing demand for standalone buildings has softened. These economic factors have created an environment in which moving forward with construction at this time would not be financially viable.

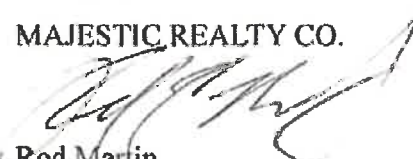
Granting this extension will provide the necessary time for market conditions to improve, allowing for a more sustainable and successful development that aligns with both the County's planning objectives and the long-term needs of the community. The additional time will also enable us to continue exploring financing and design alternatives to ensure the highest quality and most beneficial use of the property.

We remain committed to the vision and goals of the project and look forward to delivering a development that meets community standards and contributes positively to the local economy when conditions become more favorable.

Thank you for your time and consideration of this request. Please do not hesitate to contact me should you require further information or documentation in support of this extension.

Sincerely,

MAJESTIC REALTY CO.



Rod Martin

Senior Vice President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

176-21-318-001

LAND USE PLAN:

ENTERPRISE – NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9305 S. Cimarron Road
- Site Acreage: 1.20
- Existing Land Use: Financial services

Applicant's Justification

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. The request for CG zoning is consistent with the adjacent properties that are currently zoned CG and is conforming to the Master Plan designation of Neighborhood Commercial (NC) on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0182-07	Modifications to an approved shopping center	Approved by PC	March 2007
UC-1138-06	Shopping center	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Neighborhood Commercial	CG	Shopping center
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Mixed-use development

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

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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Neighborhood Commercial (NC) land use category on the site. The site itself has been operating with a commercial use since 2008; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. The request for CG zoning would also allow for the site to be consistent with the CG zoning that exists for the remainder of the shopping center. The request complies with Policy 5.3.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTOUCH CREDIT UNION

CONTACT: TOM CONDOS, INTOUCH CREDIT UNION, P.O. BOX 250169, PLANO, TX
75025



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

16A

APPLICATION NUMBER(s): ZC-25-0735

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: 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

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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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190 W. Virgin Street, Bunkerville

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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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 # 25-101449

ASSESSOR PARCEL #(s): 176-21-318-001

PROPERTY ADDRESS/ CROSS STREETS: 9305 S Cimarron Rd, Las Vegas, NV 89178 / Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

rezone from H-2 to CG due to H-2 being phased out county and State. No changes to building, site or business operation.

PROPERTY OWNER INFORMATION

NAME: InTouch Credit Union (Kent Lugrand, President & CEO)

ADDRESS: PO Box 250169

CITY: Plano STATE: TX ZIP CODE: 75025

TELEPHONE: 214-291-1776 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Kent Lugrand

ADDRESS: PO Box 250169

CITY: Plano STATE: TX ZIP CODE: 75025

TELEPHONE: 214-291-1902 CELL 972-358-1479 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Tom Condos

ADDRESS: PO Box 250169

CITY: Plano STATE: TX ZIP CODE: 75025

TELEPHONE: 214-291-1750 CELL 214-417-8956 ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Kent Lugrand
Property Owner (Print)

10/08/2025
Date



P.O. Box 250169 | Plano, Texas 75025-0169 | itcu.org

September 17, 2025

Clark County Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas NV 89155-1741

RE: Zoning Designation for 9305 S Cimarron Rd (APN 176-21-318-001)

InTouch Credit Union is the property owner of 9305 S Cimarron Rd, Las Vegas, NV 89178 (APN 176-21-318-001). We understand this parcel is currently designated H-2, which was discontinued under Title 30 as of January 1, 2024. We also understand the County encourages conversion to a conforming zoning district consistent with the Master Plan, and that application fees will be waived if a zone change application is filed by December 31, 2025.

The site is designated Neighborhood Commercial (NC) in the Clark County Master Plan. Adjacent parcels are zoned Commercial General (CG), which would allow the current use of our property and align with surrounding developments.

- **Current use:** Retail financial services (credit union branch)
- **Future use:** Continued financial services (no change in use)
-

On this basis, we respectfully request reclassification of our parcel from H-2 to CG.

Thank you for your time and assistance. Please let us know if any additional documentation is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Condos", is written over a light blue circular stamp.

Tom Condos
SVP-CIO
InTouch Credit union