



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

September 9, 2026

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

III. Approval of Minutes for August 26, 2026. (For possible action)

IV. Approval of the Agenda for September 9, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

Fall Movie Series at Silverado Ranch Park near Silverado Community Center 9855 Gillespie St, Las Vegas, NV 89183. Movies begin at 6pm. For more information call 702-455-6811.

VI. Planning and Zoning

1. **TM-26-500125-LOBEL TRUST & BLAU JONATHAN & DANIEL TRS:**
TENTATIVE MAP consisting of 1 commercial lot on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/15/26 PC**
2. **PA-26-700039-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action) **10/06/26 PC**
3. **ZC-26-0538-USA:**
ZONE CHANGES for the following: **1)** reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action) **10/06/26 PC**
4. **VS-26-0539-USA:**
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **10/06/26 PC**
5. **WS-26-0540-USA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action) **10/06/26 PC**

6. **TM-26-500124-USA:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action) **10/06/26 PC**
7. **WS-26-0533-REID KELLY SEPARATE PROPERTY TRUST & REID KELLY TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Schuster Street and north of Le Baron Avenue within Enterprise. JJ/ji/kh (For possible action) **10/06/26 PC**
8. **WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**
WAIVER OF CONDITIONS of a use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file for a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) **10/07/26 BCC**
9. **DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**
DESIGN REVIEW for a proposed building addition to a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) **10/07/26 BCC**
10. **VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action) **10/07/26 BCC**
11. **DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:**
DESIGN REVIEW for a site re-design of a previously approved shopping center on 4.62 acres of a 15.32 acre site in a CG (Commercial General) Zone. Generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action) **10/07/26 BCC**
12. **ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:**
ZONE CHANGE to reclassify a portion of 44.42 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise (description on file). MN/gc (For possible action) **10/07/26 BCC**
13. **ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**
DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) increased finished grade on a portion of 49.42 acres in a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action) **10/07/26 BCC**

14. **DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:**
DESIGN REVIEW for a private school with recreational fields on 49.42 acres in a PF (Public Facility) Zone.
Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh
(For possible action) 10/07/26 BCC
15. **ET-26-400078 (UC-24-0521)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
USE PERMIT FIRST EXTENSION OF TIME to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) 10/07/26 BCC
16. **VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and Arville street and Schirlls Street; and a portion of a right-of-way being Arville Street located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/ji/kh (For possible action) 10/07/26 BCC
17. **WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east of Arville Street within Enterprise. MN/ji/kh (For possible action) 10/07/26 BCC
18. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Giles pie Street within Enterprise (description on file). MN/rr/kh (For possible action) 10/07/26 BCC
19. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Wigwam Avenue and west of Giles pie Street within Enterprise. MN/rr/kh (For possible action) 10/07/26 BCC
20. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) modify residential adjacency standards.
DESIGN REVIEW for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action) 10/07/26 BCC

21. **WS-26-0493-IMANI COLIN LIVING TRUST ETAL & IMANI DARIUSH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce back of curb radius.
DESIGN REVIEW for modifications to a previously approved single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) 10/07/26 BCC
22. **WS-26-0532-A & A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; 3) alternate driveway geometrics.
DESIGN REVIEW for a proposed single-family residential development on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located south of Maule Avenue and east of Hinson Street within Enterprise. MN/jl/kh (For possible action) 10/07/26 BCC

VII. General Business

1. Review FY 2026-2027 budget requests and take public input regarding suggestions for FY 2027-2028 budget requests. (For discussion only)
2. Share and discuss results from Enterprise Town Board members' meeting with Public Works. (For discussion only)

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: September 30, 2026.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gillespie Street
Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

August 26, 2026

MINUTES

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

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

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

Steve DeMerritt, 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 August 12, 2026 (For possible action)

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

IV. Approval of Agenda for August 26, 2026 and Hold, Combine or Delete Any Items (For possible action)

Related applications:

3. PA-26-700032-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
4. ZC-26-0431-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. VS-26-0430-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. WS-26-0432-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
7. TM-26-500102-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
8. PA-26-700035-COUNTY OF CLARK(AVIATION):
9. ZC-26-0463-COUNTY OF CLARK(AVIATION):
10. VS-26-0465-COUNTY OF CLARK (AVIATION):
11. WS-26-0464-COUNTY OF CLARK(AVIATION):

Item 14. DR-26-0457-FOREST HILL FAMILY TRUST & SADRI FRED TRS: will be heard after item 7.

Motion by David Chestnut

Action: **APPROVE** as amended

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

V. Informational Items

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

VI. Planning & Zoning

1. **TM-26-500108-DIAMOND TORINO, LLC:**
TENTATIVE MAP consisting of 18 residential lots and common lots on 1.4 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/rp/kh (For possible action) **09/01/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **ET-26-400071 (UC-22-0312)-DIAMOND WINDMILL, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to increase the maximum combined area of all manager's units.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 0.92 acres in a CP (Commercial Professional) Zone and a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespe Street within Enterprise. MN/rp/cv (For possible action) **09/15/26 PC**

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

3. **PA-26-700032-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **09/15/26 PC**

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

4. **ZC-26-0431-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action) **09/15/26 PC**

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

5. **VS-26-0430-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Valley View Boulevard and Arville Street; and a portion of a right-of-way being Haleh Avenue located between Valley View Boulevard and Arville Street within Enterprise (description on file). JJ/hw/cv (For possible action) **09/15/26 PC**

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

6. **WS-26-0432-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce right-of-way width.
DESIGN REVIEW for a proposed single-family residential development on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action) **09/15/26 PC**

Motion by David Chestnut

Action: **APPROVE** Waiver of Development Standards

DENY: Design Review

ADD Comprehensive Planning conditions:

- ADD a second entry/exit on Haleh Ave
- ADD 3 architectural features on elevations facing public roads
- If Pulte Homes develops both WS-26-0432 and DR-26-0457 properties, remove hammerheads and put in thru streets

Per staff if approved conditions.

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

7. **TM-26-500102-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 41 single-family residential lots and common lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action) **09/15/26 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **PA-26-700035-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on 2.04 acres. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise. MN/rk (For possible action) **09/15/26 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

9. **ZC-26-0463-COUNTY OF CLARK(AVIATION):**
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise (description on file). MN/rk (For possible action) **09/15/26 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

10. **VS-26-0465-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue and Warm Springs Road, and Windy Street and I-15; a portion of a right-of-way being Capovilla Avenue located between Windy Street and I-15, and a portion of a right-of-way being Windy Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/cv (For possible action) **09/15/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
11. **WS-26-0464-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) reduce parking; and 3) eliminate pedestrian walkways.
DESIGN REVIEW for a proposed office-warehouse on 2.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Capovilla Avenue and west of Windy Street within Enterprise. MN/mh/cv (For possible action) **09/15/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous
12. **VS-26-0483-RIBBLE, THOMAS EDWARD & BETTY THERESE:**
VACATE AND ABANDON a portion of a right-of-way being Richmar Avenue located between Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/rp/cv (For possible action) **09/15/26 PC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-1) / Toulouse-Nay
13. **WS-26-0456-MONTES FAMILY REVOCABLE LIVING TRUST & MONTES MICHAEL T & TAMI M TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks; 2) increase non-decorative wall height; 3) reduce building separation for an existing accessory structure; and 4) increase hardscape area in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (NPO) and the Airport Environs (AE-60) Overlay. Generally located south of Capovilla Avenue and west of Dean Martin Drive within Enterprise. MN/rp/cv (For possible action) **09/15/26 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff if approved condition
Motion **PASSED** (5-0) /Unanimous

14. **DR-26-0457-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
DESIGN REVIEW for residential models in conjunction with a single-family residential development on 4.73 acres in a RS3.3 (Single-family 3.3) Zone. Generally located on the south side of Pyle Avenue, west of Valley View Boulevard within Enterprise. JJ/lm/cv (For possible action) **09/16/26 BCC**

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

15. **SDR-26-0476-LV BLUE RAINBOW, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** proposed wall signs; and **2)** modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acre portion in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/jud/cv (For possible action) **09/16/26 BCC**

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

VII. General Business:

Review FY 2026-2027 budget requests and take public input regarding suggestions for FY 2027-2028 budget requests (for discussion only).

1. FY 2026-2027 budget requests and Public Works status update were provided to all TAB members. The TAB were requested to review the material for the next TAB meeting. Updates from other county departments are still needed. The Chair directed this item to be continued at the next TAB meeting on September 9, 2026.

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.

- One citizen complemented the TAB for rejecting the hammerhead design in several applications. This citizen was a school bus driver. He related how one vehicle parked in a hammerhead would prevent a school bus from turning around. The bus could not be backed up without a safety observer, causing delays.

IX. Next Meeting Date

The next regular meeting will be September 9, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:49 p.m.

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

DRAFT

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500125-LOBEL TRUST & BLAU JONATHAN & DANIEL TRS:

TENTATIVE MAP consisting of 1 commercial lot on 1.79 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-09-804-010; 177-09-804-011

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 400 E. Windmill Lane
- Site Acreage: 1.79
- Project Type: Commercial lot
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision located on the northwest corner of Windmill Lane and Bermuda Road. The site consists of an existing single-family residence and accessory structures which will be demolished. The tentative map will facilitate the future development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-26-0166	Zone change to reclassify from RS20 to CG	Approved by BCC	May 2026
UC-26-0167	Use permit, waivers of development standards, and design review for a gas station and retail with a drive-thru	Approved by BCC	May 2026
VS-26-0168	Vacated and abandoned easements and portions of rights-of-way	Approved by BCC	May 2026

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	RS20	Undeveloped
East	Neighborhood Commercial	RS20	Undeveloped
West	Neighborhood Commercial	CP	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

Drainage study and compliance:

- Comply with traffic study PW26-13982;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site at the Windmill Lane and Bermuda Road intersection;
- 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 Windmill Lane improvement project;

- 90 days to record said separate document for the Windmill Lane improvement project:
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The vicinity map shall include the street suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0001-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARISSA FRANCISCO

CONTACT: MARISSA FRANCISCO, GCW, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): TM-26-500125

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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: 9/15/26 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: _____ 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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- 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
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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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Marley P. Robinson Justice Court &
Community Center
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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
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Paradise Park Community Center
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SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100710

ASSESSOR PARCEL #(s): 177-09-804-010, 177-09-804-011

PROPERTY ADDRESS/ CROSS STREETS: Bermuda and Windmill

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for Murphys Gas Station and C-Store

PROPERTY OWNER INFORMATION

NAME: 400 Windmill LLC

ADDRESS: 6825 S. Eastern Ave. Unit #2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-868-7870

CELL 702-612-5500

APPLICANT INFORMATION (information must match online application)

NAME: ACRE WS 2520 LLC / Abdus Asif

ADDRESS: 6725 S. Eastern Ave. Unit #2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-868-7870

CELL 702-612-5500

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Marissa Francisco / GCW Inc

ADDRESS: 1555 S. Rainbow Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2094

CELL 702-628-2707

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.

Ron Opfer

Property Owner (Signature)*

Ron Opfer, Manager

Property Owner (Print)

08/13/2026

Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700039-USA:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres.

Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk
(For possible action)

RELATED INFORMATION:

APN:

176-13-601-032 ptn

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 portion/45.0 overall
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). According to the applicant, the shift to LN reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the south of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zon change to add the RNP-I overlay to the site and surrounding area and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential

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

Related Applications

Application Number	Request
ZC-26-0538	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0539	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-25-0540	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500124	A tentative map for 10 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

Although the Ranch Estate Neighborhood (RN) land use category covers a large area, the majority of these parcels are either owned by the BLM or is privately owned and has stayed undeveloped for a number of years. The establishment of the Low-Intensity Suburban Neighborhood (LN) land use category will continue and support the development trends that have occurred for denser projects to the south and farther north of this site. The request complies with Policy 1.4.4 of the Master Plan which encourages efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) land use category 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 November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

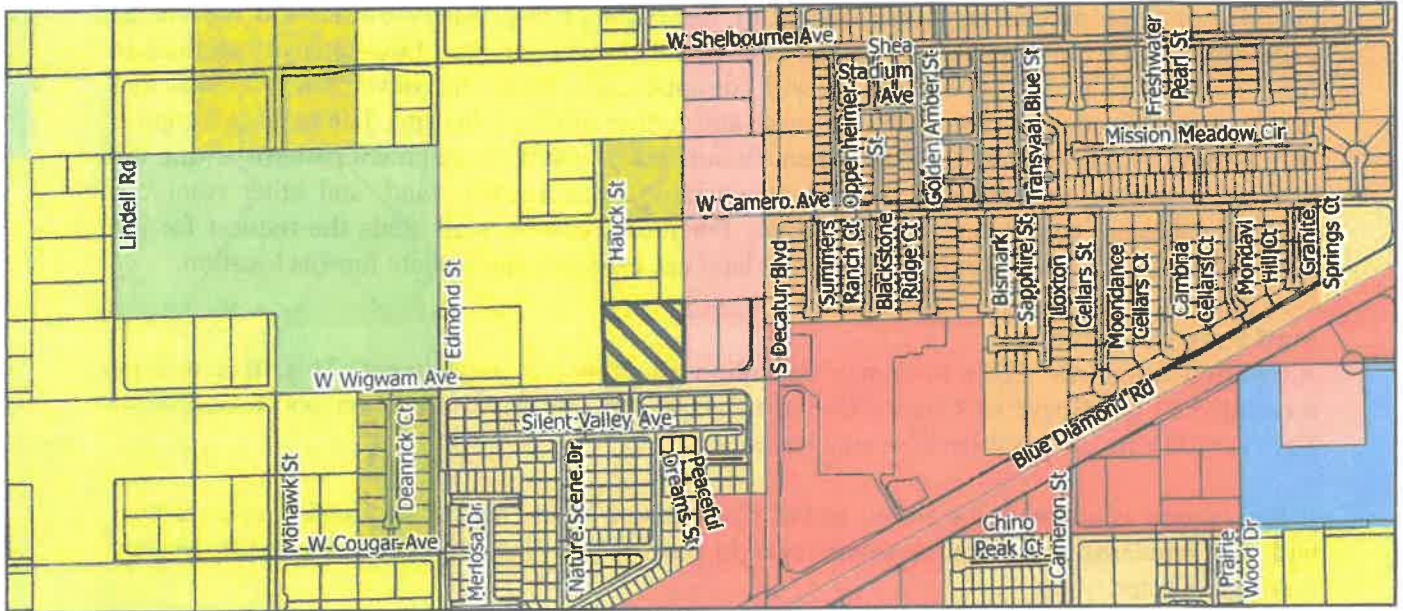
PROTEST:

APPLICANT: CIMARRON SPRING DEUX, LLC

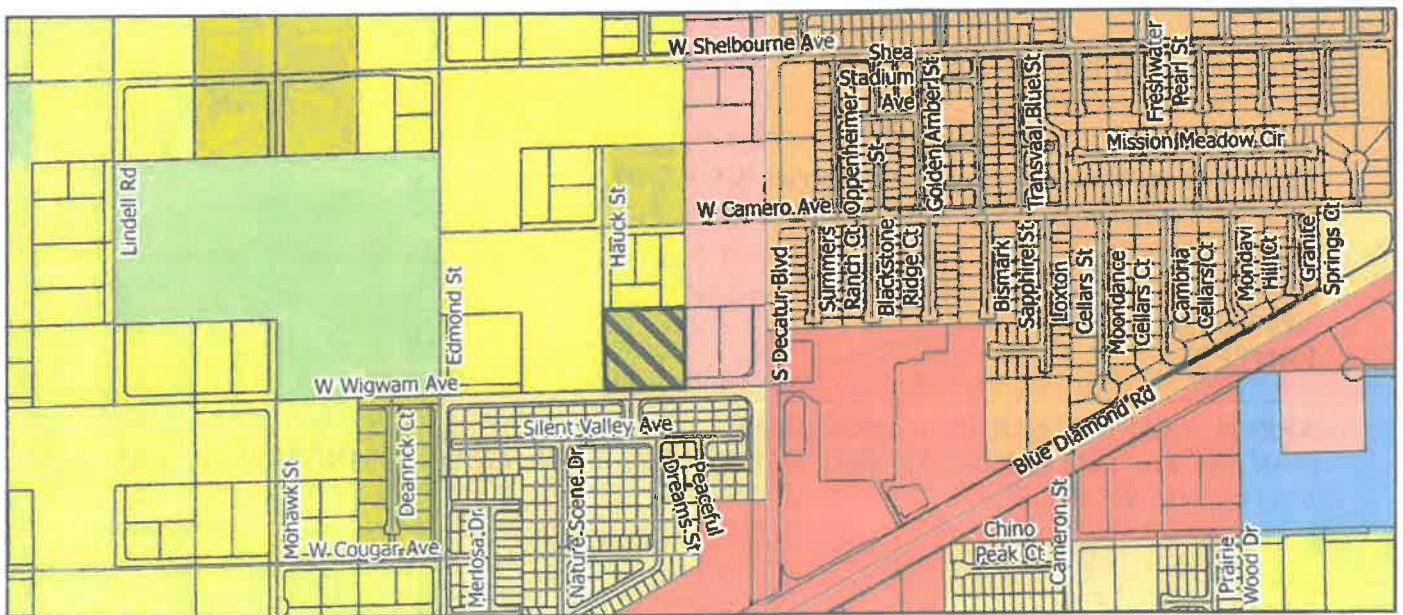
CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700039

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.



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700039 & ZC-26-0538

2A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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: 10/6/26

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: 11/4/26

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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Allison Acosta, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

ASSESSOR PARCEL #(s): 176-13-601-032

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. & Wigwam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map, waiver of development standards, design review, vacation, and plan amendment for a 2.5 gross acre, 10 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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.

Dariusz Imani

Property Owner (Signature)*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



TANEY ENGINEERING

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

February 12th, 2026

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

Re: Decatur & Wigwam
APR-26-100800
APN: 176-13-601-032
Justification Letter PA

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC, is respectfully submitting justification a Master Plan Amendment in support of a proposed 2.5 gross acre, 10-lot single-family residential subdivision. A separate request has been submitted for a Zone Change, Tentative Map, Waiver of Development Standards, and Design Reviews.

Project Information

The subject site is 2.5 gross acres and located north of Wigwam Avenue and west of Decatur Boulevard. A Tentative Map is requested to allow for the development of a 10-lot single-family residential subdivision with a density of 5.0 dwelling units per acre. The lots range in size from 5,526 square feet to 10,833 square feet, with an average lot size of 7,004 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Master Plan Amendment

This request is to amend the land use of a portion of the subject parcel to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estates Neighborhood). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

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

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



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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0538-USA:

ZONE CHANGES for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-13-601-032

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (45.0 overall)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. According to the applicant, the proposed zone change will still provide large lots that are consistent with the surrounding neighborhoods while providing an alternative housing option from what is immediately adjacent to the site. The proposed amendment supports the imperative for in-fill development. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl. While the property is currently zoned RS20, the parcels directly across the street are zoned RS2, which allows for smaller lot sizes and higher residential density.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add the RNP-I overlay to the site and surrounding area and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential

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

Related Applications

Application Number	Request
PA-26-700039	A plan amendment from Ranch Estates Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is companion item on this agenda.
VS-25-0539	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-25-0540	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500124	A tentative map for 10 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed RS5.2 zoning is compatible since it creates a transition between the planned neighborhood commercial along Decatur Boulevard to the east and the rural neighborhood farther to the west and north of the site. The area has transitioned more towards residential suburban type development, particularly the areas further to the north and the subdivision along Wigwam Avenue to the south. The proposed RS5.2 zoning on the site is compatible with the surrounding neighborhood and is in harmony with the development trends in this area of Enterprise. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County

Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): PA-26-700039 & ZC-26-0538

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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: 10/6/26

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: 11/4/26

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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- All meetings are mandatory for ALL applications.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

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

MT. CHARLESTON

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75 Ski Chalet Place, Mt. Charleston

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WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

ASSESSOR PARCEL #(s): 176-13-601-032

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. & Wigwam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map, waiver of development standards, design review, vacation, and plan amendment for a 2.5 gross acre, 10 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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.

Dariusz Imani

Property Owner (Signature)*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



TANEY ENGINEERING

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

July 8, 2026

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

Re: Decatur & Wigwam
APR-26-100800
APN: 176-13-601-032
Justification Letter ZC

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.5 gross acre, 10-lot single-family residential subdivision. A separate request has been submitted for a Plan Amendment, Tentative Map, Waiver of Development Standards, and Design Reviews.

Property Information

The subject site is 2.5 gross acres and located north of Wigwam Avenue and west of Decatur Boulevard. A Tentative Map is requested to allow for the development of a 10-lot single-family residential subdivision with a density of 5.0 dwelling units per acre. The lots range in size from 5,526 square feet to 10,833 square feet, with an average lot size of 7,004 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Zone Change

This request is to rezone a portion of the subject parcel, currently zoned RS20 (Rural Estates Residential), to RS5.2 (Single Family Residential District 5.2). Although the subject parcel abuts properties zoned RS20 (Rural Estates Residential District), the zoning to the south is currently RS2. The presence of this potential RS5.2 zoning, underscores the appropriateness of this requested zoning change for the area.

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

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the



optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

Zone Change Justification – Removal of Parcel 176-13-601-032 from the RNP/NPO Overlay District

This request is to remove a portion of Parcel **176-13-601-032** from the RNP/NPO Overlay District and to rezone the property from RS20 (Ranch Estates Residential) to RS5.2 (Single-Family Residential). The proposed zone change is appropriate because the subject parcel serves as a logical transitional property between larger-lot residential zoning and smaller-lot residential development in the immediate vicinity. While the property is currently zoned RS20 with an RN designation, the parcels directly across the street are zoned RS2, which allows for smaller lot sizes and higher residential density. Rezoning the subject parcel to RS5.2 creates a consistent and appropriate step-down in lot size and density, providing a buffer and gradual transition between the RS20 zoning and the more intensive RS2 zoning nearby.

The removal of the RNP/NPO Overlay District and approval of the RS5.2 zoning will allow the property to develop in a manner that is compatible with surrounding residential uses while maintaining neighborhood character. The proposed zoning will not introduce uses that are inconsistent with the existing residential context but will instead support orderly growth and development consistent with the established pattern in the area. As a transitional zoning classification, RS5.2 represents an appropriate balance between the larger estate-style lots and the smaller single-family residential lots, ensuring compatibility and promoting cohesive neighborhood development.

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0539-USA:

VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/tr/kh
(For possible action)

RELATED INFORMATION:

APN:

176-13-601-032

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zon change to the RNP-I overlay to the site and surrounding area and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700039	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is companion item on this agenda.
ZC-26-0538	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-26-0540	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500124	A tentative map for 10 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance:
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel:

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): VS-26-0539 & WS-26-0540

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

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PLANNING COMMISSION (PC)

Date: 10/6/26

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: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

ASSESSOR PARCEL #(s): 176-13-601-032

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. & Wigwam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map, waiver of development standards, design review, vacation, and plan amendment for a 2.5 gross acre, 10 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 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.

Dariusz Imani
Property Owner (Signature)*

Dariusz Imani
Property Owner (Print)

06/10/2026
Date



TANEY ENGINEERING

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

June 30, 2026

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

**Re: Decatur & Wigwam
APR-26-100800
APN: 176-13-601-032
Justification Letter Vacation**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC; is respectfully submitting justification for the vacation of a right-of-way vacation and a BLM Right-of-Way.

Right-of-Way Vacation

This request is to vacate a 5-foot-wide portion of the right-of-way property boundaries of APN: 176-13-601-032 this is only a portion of the parcel between Wigwam and Hauck Street.

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

BLM Right-of-Way Vacation

This request is to vacate a 10-foot-wide portion of BLM right-of-way property boundaries of APN: 176-13-601-032 this is only a portion of the parcel between Wigwam and Hauck Street.

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

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

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0540-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/mkh
(For possible action)

RELATED INFORMATION:

APN:

176-13-601-032 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase retaining wall height along the north property line to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
 - b. Increase retaining wall height along the eastern property line to 6.5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 116.7% increase).
2.
 - a. Increase fill to 6 feet within 5 feet of a shared property line (north property line) where 3 feet of fill within 5 feet of a shared property line is the maximum height allowed per Section 30.04.06F (a 20% increase).
 - b. Increase fill to 6.5 feet within 5 feet of a shared property line (east property line) where 3 feet of fill within 5 feet of a shared property line is the maximum height allowed per Section 30.04.06F (a 30% increase).
 - c. Allow Lots 1 through 4 to be less than 10,000 square feet where a minimum of 10,000 square feet is required when abutting or adjacent to an NPO-RNP per Section 30.04.06G.
3. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Hauck Street where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50 (portion)/45.0 (overall)
- Project Type: Single-family residential subdivision

- Number of Lots: 10
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,526/10,881
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,029 (minimum)/2,300 (maximum)

Site Plans

The proposed plans depict a 10 lot single-family residential subdivision with all lots will be on both sides of a 44 foot wide private cul-de-sac street which is accessed from Wigwam Avenue. The site is abutting the NPO-RNP overlay to the north and west. Lots 1 through 4 along the west side of the subdivision are less than 10,000 square feet which is not in compliance with the residential adjacency standards requiring 10,000 square feet lots and is the subject of a waiver request. Additionally, fill heights exceed 3 feet within 5 feet of a shared property line. Retaining walls are proposed along portions of the north and east property lines of Lots 5 through 10, with wall heights up to 6 feet behind Lots 5 and 6 and wall heights up to 6.5 feet along the east side of Lot 6. The fill and wall heights are also the subject of waiver requests. The site plan also indicates that full off-street improvements will be provided along Wigwam Avenue, but not along Hauck Street which is the subject of a waiver request.

Landscaping

The plan depicts two 5 foot wide landscape strips separated by a detached sidewalk along Wigwam Avenue, providing a total of 10 feet of landscaping. A 6 foot wide landscape strip is provided along Hauck Street where a sidewalk is not provided. Planting materials will be provided in the landscape areas in compliance with Title 30 requirements.

Elevations

The plans show single-family detached homes comprising six different single-story models. The exteriors on all 4 sides of all models consist of stucco finish, stucco trim, varied rooflines, wall off-sets, and stone veneer accents.

Floor Plans

The plans depict single story single-family residences with 2 floor plans ranging from 2,029 square feet to 2,300 square feet. Each floor plan features 3 bedrooms, great room, a covered outdoor patio, and a 2 car garage.

Applicant's Justification

The applicant proposes seek to allow lots abutting the NPO-RNP to the west to be under 10,000 square feet, noting that the property to the west is undeveloped and separated from the subject property by Hauck Street. The lots adjacent to the NPO-RNP to the north are proposed to be 10,000 square feet. Up to 6 feet of fill and 6 foot retaining walls are proposed along the north property line, while up to 6.5 feet of fill and 6.5 foot retaining walls are proposed along portions of the east property line. This is requested to address existing grade changes and to direct drainage. A waiver is also requested to waive full off-site improvements along Hauck Street to maintain consistency with the abutting NPO-RNP areas. The applicant states that the project is compatible with surrounding development patterns, provides appropriately sized lots for the

requested zoning, maintains adequate separation from NPO-RNP areas, and integrates high-quality single-story homes with diverse architectural styles. The waivers are justified and support functional site design, drainage needs, and established rural street character along Hauck Street. The project is expected to blend cohesively into the surrounding neighborhood without adverse impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add the RNP-I overlay to the site and surrounding area and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700039	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is companion item on this agenda.
ZC-26-0538	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-26-0539	A vacation and abandonment of rights-of-way is a companion item on this agenda.
TM-26-500124	A tentative map for 10 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

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

Waivers of Development Standards #1a, #1b, #2a & #2b

The proposed fill and retaining walls are intended to establish proper grading so this portion of the site can drain toward the private street and ultimately to Wigwam Avenue. Staff finds, however, that the retaining walls do not incorporate any of the design elements or mitigation measures required for increased wall height. This would result in a visually prominent, non-tiered condition that conflicts with the intent of the retaining wall standards which are intended to reduce massing and conform to site topography. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted fill and wall heights. The site may be redesigned with alternatives such as tiering of the fill and walls to meet the standards. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2c

Lots 5 and 6, which are adjacent to the developed NPO-RNP properties to the north, are appropriately designed to be over 10,000 square feet. In the case of Lots 1 through 4, Hauck Street provides a 60 foot wide buffer between the subject site and the NPO-RNP to the west which is also presently undeveloped. Based on development patterns and trends in the area, the property to the west is likely to be developed in the future with residential lots similar in size as the subject property. Given these conditions, this waiver is unlikely to negatively affect adjacent properties. Therefore, staff can support this request.

Design Review

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

Staff finds that the proposed development incorporates a variety of home designs and sizes that help avoid a monotonous streetscape. The project also aligns with Master Plan Policy 1.4.4 by providing compatible infill development within an established neighborhood. The proposed single-story homes are generally consistent with those in the adjacent RS20 area to the north and provides an appropriate transition to the RS3.3 area with 2-story homes to the south of Wigwam Avenue. Staff finds that the proposal supports Master Plan Policies 1.5.1 and 1.5.2 and Enterprise Specific Policies EN-1.1 and EN-1.2 which encourage compatible infill development near ranch estate neighborhoods and Rural Neighborhood Protection areas; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the area. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Department of Aviation

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

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

Staff Recommendation

Approval of waiver of development Standards #2c and the design review; denial of waivers of development standards #1a, #1b, #2a, #2b, and #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance:

- Full off-site improvements on Wigwam Avenue;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

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

#0076-2027 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): VS-26-0539 & WS-26-0540

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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: 10/6/26

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: 11/4/26

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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

ASSESSOR PARCEL #(s): 176-13-601-032

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. & Wigwam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

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PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 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.

Dariusz Imani
Property Owner (Signature)*

Dariusz Imani
Property Owner (Print)

06/10/2026
Date



TANEY ENGINEERING

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

August 11, 2026

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

Re: Decatur & Wigwam
APR-26-100800
APN: 176-13-601-032
Justification Letter WS/DR

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.5 gross acre, 10-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.5 gross acres and located north of Wigwam Avenue and west of Decatur Boulevard. A Tentative Map is requested to allow for the development of a 10-lot single-family residential subdivision with a density of 5.0 dwelling units per acre. The lots range in size from 5,526 square feet to 10,833 square feet, with an average lot size of 7,004 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Wigwam Avenue and Decatur Boulevard will have full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-10 will be accessed via a 39 -foot-wide private street that have sidewalks on one side that terminates in a cul-de-sac and 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Wigwam Avenue , Hauck Street will have a 6-foot common element with landscaping in front of it.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	MN Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac))	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i), which requires all lots adjacent or abutting a Rural Neighborhood Preservation (RNP) Neighborhood Preservation Overlay (NPO) to have a minimum lot size of 10,000 square feet. The waiver is requested Lots 1-4 due to the surrounding zoning and overlay conditions. The subdivision is bordered by RNP/NPO to the north, and west.

Lots 1-4 adjacent to the RNP/NPO areas to the west are below the 10,000 square feet minimum. However, they remain generally consistent with lot sizes found in nearby residential developments. Additionally, the parcels located directly west of the project site are currently vacant and therefore do not contain existing residential uses that would be affected by the proposed lot sizes.

The property to the west, while currently within the RNP/NPO designation, is anticipated to undergo redevelopment or reconstruction in the future, which may result in development patterns more consistent with surrounding residential zoning districts. Given these conditions, the requested waiver for the subdivision is not expected to negatively affect adjacent properties or future development potential.

Waiver of Development Standards- Rear Setback Reduction

This request is to waive Section 30.04.06 (G)(2)(iii) of the Unified Development Code, which requires that developments comply with the side or rear zoning district setbacks of the adjacent Rural Neighborhood Preservation (RNP) Neighborhood Preservation Overlay (NPO) lot along any shared lot lines. Specifically, this waiver is requested for Lots 6 to allow a reduced rear setback of 20 feet where a 30-foot rear setback would otherwise be required.

The reduction applies along the northern boundary of Lot 6 where the lot adjoins property designated as RNP/NPO. The adjacent parcel to the west is currently zoned Residential Single-Family 20 and the Land Use is Neighborhood Commercial (NC) and does not contain any existing residential structures or improvements that would be impacted by the reduced setback. The properties to the north are zoned Residential Single-Family 20 and the Land Use Ranch Estates Neighborhood. As a result, the proposed 20-foot setback will not adversely affect existing uses or create compatibility concerns with neighboring properties. The development property to the north is within the RNP/NPO area and the lots meet the 10,000 square feet but we would like to keep the RS5.2 setbacks.

Additionally, the proposed setback is consistent with typical residential development patterns and still provides adequate separation, privacy, and buffering between potential future development and the proposed homes. Given that the adjacent property is undeveloped and that the reduced setback maintains appropriate



spacing, granting this waiver for Lot 6 is not expected to negatively affect surrounding properties or future development in the area.

Waiver of Development Standards- Side Setback Reduction

This request is to waive Section 30.04.06 (G)(2)(iii) of the Unified Development Code, which requires that developments comply with the side or rear zoning district setbacks of the adjacent Rural Neighborhood Preservation (RNP) Neighborhood Preservation Overlay (NPO) lot along any shared lot lines. Specifically, this waiver is requested for Lots 5 and 6 to allow a reduced side setback of 5 feet where a 10-foot side setback would otherwise be required.

The reduction applies along the northern boundary of Lots 5 and 6 where the lots adjoin property designated as RNP/NPO. The adjacent parcel to the west is currently vacant and does not contain any existing residential structures or improvements that would be impacted by the reduced setback. As a result, the proposed 5-foot side setback will not adversely affect existing uses or create compatibility concerns with neighboring properties.

Additionally, the proposed setback is consistent with typical residential development patterns and still provides adequate separation, privacy, and buffering between potential future development and the proposed homes. Given that the adjacent property is undeveloped and that the reduced setback maintains appropriate spacing, granting this waiver for Lots 5 and 6 is not expected to negatively affect surrounding properties or future development in the area.

Waiver of Development Standards – Off-Site Improvements (Hauck Street)

This request is to waive Section 30.04.08.C requiring full off-site improvements on Hauck Street including curb, gutter, detached sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with an RNP/NPO overlay district and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, or streetlights.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 6 feet to the north and 6.5 feet to the east within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 4.8 feet to the north and 5.3 feet to the east but we are asking for 6-foot and 6.5-foot as a buffer. The excess fill is needed for entire south and west to ensure adequate drainage of the lots.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 6-foot-high retaining wall along the entire north property boundary and a 6.5-foot-high retaining wall along the entire east property boundary retaining wall where 3 feet is allowed. The Cross Sections is showing 5.6 feet to the north, and 6.3 feet to the east but we are asking extra. The increase in height is necessary so that the site maintains adequate drainage.



Design Review – Architecture

This request is for a design review for 2 Floor Plans and 6 Architectural Features and Elevations. The one-story detached single-family homes range from 2,029 square feet to 2,300 square feet in size. The exterior of the homes consists of large decorative window trims and wood tile. From ground level it will not exceed 35 feet in height and the finished floor will be 1 foot greater; this height is not reflected on the chart below. All these heights will be increased by 1-foot for the finished grade. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Square Footage	Stories	Maximum Height	Garages
Plan 1	2,029	1 Story	19'-3 5/8"	2 car garage
Plan 2	2,300	1 Story	19'-4"	2 Car Garage

Plan Name	Height	Architectural Features
Plan 1 Spanish Contemporary	17'-9 1/2"	Front Elevation: - Stucco Trim - Garage Doors - Variable Roof Line - Recessed Window - Wood Tile Rear Elevation: - Stucco Trim - Recessed Window - Covered Doors Right Elevation: - Variable Roof line - Window Trim - Window Shutters Left Side Elevation: - Variable Roof line - Stucco Trim - Recessed Window
Plan 1 Modern Craftsman	17'-9 1/2"	Front Elevation: - Window Trim - Garage Doors - Variable Roof Line - Recessed Window - Wood Tile Rear Elevation: - Stucco Trim - Recessed Window - Covered Doors Right Elevation: - Variable Roof line



		- Window Trim - Window Shutters Left Side Elevation: - Variable Roof line - Stucco Trim - Recessed Window
Plan 1 Modern Farmhouse	19'-3 5/8"	Front Elevation: - Decorative Vents - Variable Roof Line - Recessed Window - Garage Door - Stucco Trim Rear Elevation: - Patio Doors - Stucco Trim - Windows - Covered Patio Option Right Side Elevation: - Window - Stucco Trim - Variable Roof Line Left Side Elevation: - Stucco Trim - Variable Roof Line - Windows
Plan 2 Spanish Contemporary	17'- 8 3/4"	Front Elevation: - Decorative Vents - Variable Roof Line - Recessed Window - Garage Door - Stucco Trim Rear Elevation: - Stucco Trim - Windows - Covered Patio Option Right Side Elevation: - Window - Stucco Trim - Variable Roof Line Left Side Elevation: - Stucco Trim - Variable Roof Line - Windows
Plan 2 Modern Craftsman	17'- 9 1/2"	Front Elevation: - Garage Doors - Variable Roof Line - Recessed Window



		- Wood Tile Rear Elevation: - Stucco Trim - Recessed Window - Covered Patio Option Right Elevation: - Variable Roof line - Window Trim - Window Shutters - Wood Tile Left Side Elevation: - Variable Roof line - Stucco Trim - Recessed Window
Plan 2 Modern Farmhouse	19'- 4"	Front Elevation: - Decorative Vents - Variable Roof Line - Recessed Window - Garage Door - Window Trim - Stone Veneer Rear Elevation: - Stucco Trim - Windows - Covered Patio Option Right Side Elevation: - Window - Stucco Trim - Variable Roof Line Left Side Elevation: - Stucco Trim - Variable Roof Line - Windows - Stone Venner

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

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500124-USA:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in am RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-601-032 ptn

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50 (portion)/45.0 (overall)
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,526/10,881

Project Description

The proposed plans depict a 10 lot single-family residential subdivision with lots ranging from 5,526 to 10,881 square feet. All lots will be on both sides of a 44 foot wide private cul-de-sac street which is accessed from Wigwam Avenue. The site is abutting the NPO-RNP overlay to the north and west. Lots 1 through 4 along the west side of the subdivision are less than 10,000 square feet. Additionally, fill heights exceed 3 feet within 5 feet of a shared property line. Retaining walls are proposed along portions of the north and east property lines of Lots 5 through 10, with wall heights up to 6 feet behind Lots 5 and 6 and wall heights to 6.5 feet along the east side of Lot 6. The site plan also indicates that full off-street improvements will be provided along Wigwam Avenue, but not along Hauck Street which is the subject of a waiver request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add the RNP-I overlay to the site and surrounding area and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700039	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is companion item on this agenda.
ZC-26-0538	A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda.
VS-26-0539	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-25-0540	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Wigwam Avenue;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street suffixes shall be spelled out;
- Street names shall not include directional prefixes;
- The street shown as Silent Valley Court in the vicinity map shall be shown as Silent Valley Avenue;
- The street shown as Huack Street shall be spelled Hauck Street.

Department of Aviation

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

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

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

#0076-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC
CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500124

6A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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: 10/6/26

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: 11/4/26

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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

ASSESSOR PARCEL #(s): 176-13-601-032

PROPERTY ADDRESS/ CROSS STREETS: Decatur Blvd. & Wigwam Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map, waiver of development standards, design review, vacation, and plan amendment for a 2.5 gross acre, 10 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 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.

Dariush Amani
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

06/10/2026
Date



TANEY ENGINEERING

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

June 30, 2026

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

Re: Decatur & Wigwam
APR-26-100800
APN: 176-13-601-032
Justification Letter WS

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.5 gross acre, 10-lot single-family residential subdivision.

Tentative Map

The subject site is 2.5 gross acres and located north of Wigwam Avenue and west of Decatur Boulevard. A Tentative Map is requested to allow for the development of a 10-lot single-family residential subdivision with a density of 4.0 dwelling units per acre. The lots range in size from 5,526 square feet to 10,833 square feet, with an average lot size of 6,99.5 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within an RNP/NPO Overlay District. A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2). A separate General Plan Amendment is requested in support of LN (Low Intensity Suburban Neighborhood).

Wigwam Avenue and Decatur Boulevard will have full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. Lots 1-10 will be accessed via a 39'-foot-wide private street that have sidewalks on one side that terminates in a cul-de-sac and 30" modified roll curb and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Wigwam Avenue, Hauck Street will have a 6-foot common element in front of it.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	MN Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac))	Residential Single-Family 20 (RS20)

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0533-REID KELLY SEPARATE PROPERTY TRUST & REID KELLY TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Schuster Street and north of Le Baron Avenue within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-508-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase retaining wall height along Schuster Street to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
- b. Increase retaining wall height along Le Baron Avenue to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3920 W. La Baron Avenue
- Site Acreage: 0.93
- Project Type: Single-family residential
- Number of Lots/Units: 1

Site Plan

The plan depicts a single-family residence with access provided from Le Baron Avenue to the south. There are existing walls along the west and south property lines. However, due to construction of curb, gutter, and sidewalks along Schuster Street and Le Baron Avenue, proposed retaining walls up to 4 feet are required in order to retain existing conditions of the subject parcel.

Applicant's Justification

The applicant states the waiver for the increase of the retaining wall height was due to the construction of curb, gutter, and sidewalk adjacent to an existing home.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS20	Single-family residential

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

Waiver of Development Standards

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

Although staff does not typically support requests to increase retaining wall heights in single-family residential developments the increase in retaining wall height is to provide curb, gutter and sidewalks. Staff does not anticipate any negative impacts to the existing neighborhood; and therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0533

7A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 09/09/2026

Location: 9855 Gilespe Street, Las Vegas

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: 10/06/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ 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.
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- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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GOODSPRINGS

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375 W. San Pedro Avenue, Goodsprings

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Jami Reid
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UPPER & LOWER KYLE CANYON

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 17730-604-002

PROPERTY ADDRESS/ CROSS STREETS: La Bamba / Interstate

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of standards for retaining wall over 3'

PROPERTY OWNER INFORMATION

NAME: Kelly Reid - Kady Reid Separate Property Trust

ADDRESS: 3020 W La Bamba Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Graymorn Nevada, LLC - Jeannette Jeffery

ADDRESS: 8306 S. Rainbow Blvd., Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 7026684236

CELL: _____

ACCELA REFERENCE CONTACT ID # jeannette.jeffery@graymorn.com

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services - Tanya Stedham

ADDRESS: 5725 Sahara Avenue, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 7026684236

CELL: _____

ACCELA REFERENCE CONTACT ID # typroc@westwoodpro.com

*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.

Kelly Reid
Property Owner (Signature)*

Kelly Reid
Property Owner (Print)

5/12/26
Date

LEN1603.001

August 12, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Re: **Le Baron/Schuster**
Justification Letter for Waiver of Standards
APN 177-30-508-002

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar, respectfully submits this justification letter for a Waiver of Standards (WS).

Project Description

The existing home associated with this request is located at the northeast corner of the Le Baron Avenue and Schuster Street intersection (APN 177-30-508-002). It is located within a portion of Section 30, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

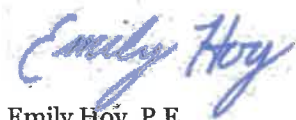
Waiver of Development Standards

1. Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Waiver:	Retaining walls shall be no more than 3 feet in height.
Request:	Increase retaining walls to 4.0 feet maximum exposed along Le Baron Avenue and Schuster Street.
Justification:	The waiver is being requested due to the construction of curb, gutter, and sidewalk adjacent to an existing home. In order to have curb, gutter, and sidewalk installed along Shuster Street and Le Baron Avenue across the frontage of the existing home, a retaining wall over 3-feet is required to retain the existing conditions of the lot.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.



Emily Hoy, P.E.
Senior Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:

WAIVER OF CONDITIONS of a use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file for a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-701-037

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 7.98
- Project Type: Charter school (K through 8th grade)
- Number of Stories: 2
- Building Height (feet): 35 (existing and proposed)
- Square Feet: 93,098 (existing)/14,310 (requested)/107,408 (total)
- Parking Required/Provided: 77/192

History & Request

ADR-19-900194 was administratively approved in April 2019 for 2 shade structures in conjunction with the existing school (Legacy Traditional School). The site was previously approved via UC-0257-17 for a school (Kindergarten through 8th grade) by the Board of County Commissioners (BCC) in October 2017. The applicant previously applied for a design review, DR-19-0136, for a building addition and a waiver of conditions, WC-19-400025 (UC-0257-17) for the following: 1) per revised plans dated October 1, 2017, 2) cap student enrollment at 1,450 students, 3) building shall not exceed 94,000 square feet, and 4) landscaping per plans on file. These 2 applications were subsequently withdrawn at the BCC meeting in January 2020. The applicant is now proposing to waive the 4 conditions previously requested with the waiver of

conditions application in January 2020. DR-26-0413 is a companion item on this agenda for a 14,310 expansion to the existing school.

Site Plan

Per the previously approved site plan, the school is a 2-story, "L"-shaped building with an overall area of 93,098 square feet (without requested building addition). Parking stalls are located along the north and east property lines. Access to the site is from 1 driveway on Wigwam Avenue and 1 driveway on Cougar Avenue. There is 1 exit only driveway from Rosanna Street and another from Wigwam Avenue. The athletic field is located on the southern half of the site and playgrounds are located on the northwest and southeast corners of the subject property. Landscaping is located throughout the site and includes 15 foot wide landscape areas and 5 foot wide detached sidewalks along Wigwam Avenue, Montessouri Street, Cougar Avenue, and Rosanna Street. The proposed expansion to the school is located at the southeast corner of the building and will remove an existing play area consisting of turf. No additional modifications or improvements are proposed to the site.

Landscaping

The previously approved plans depict a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue. A 5 foot wide attached sidewalk and 15 foot wide landscape areas are shown along Cougar Avenue and Montessouri Street. No additional landscaping is proposed or required with this application.

Elevations

The previously approved plans depict a 2 story, 35 foot high building with flat roof and various heights of parapet walls. The north and east elevations show a standing seam metal dome and all windows show architectural pop-ups. The front of the building will have pilaster columns and storefront windows and doors. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors.

The proposed expansion measures up to a maximum of 35 feet in height and continues the architectural theme of the existing building, consisting of a stucco exterior with brick veneer accents and matching colors.

Floor Plans

The previously approved plans depict a 2-story school measuring 93,098 square feet in area. The first floor consists of classrooms, a cafeteria, gym/multipurpose room, storage room, piano room, music stage room, offices, nurse's office, and restrooms. The second floor features classrooms, media room, computer lab, science lab, offices, an art room, and restrooms.

The proposed expansion measures a total of 14,310 square feet and consists of 2 floors. The first and second floor each measure 7,155 square feet in area and include classrooms, storage rooms, restrooms, and miscellaneous rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0257-17:

Current Planning

- Per revised plans dated October 1, 2017;
- Wall to be installed along Montessouri Street adjacent to ballfield and to wrap around Cougar Avenue to ballfield backstop;
- Cap student enrollment at 1,450 students;
- Building shall not exceed 94,000 square feet;
- No lighting on athletic fields and basketball courts;
- Design review as a public hearing for parking lot lighting and signage;
- Building fixture lighting should be shielded;
- Landscape per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Provide paved legal access along the patent easements for Cougar Avenue, connecting east to the commercial property fronting Rainbow Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 25 feet to back of curb or 30 feet for Rosanna Street, 25 feet to back of curb or 30 feet for Cougar Avenue, 25 feet to back of curb or 30 feet for Montessouri Street, and associated spandrels;
- Applicant shall submit an application to vacate the southerly 5 feet of the existing 40 foot wide public access easement along the north property line.
- 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.

Building/Fire Prevention

- Applicant shall submit plans for review and approval prior to installing any gates, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to request the POC from the CCWRD by referencing POC Tracking #0166-2017.

Applicant's Justification

The proposed expansion will increase the school square footage from 93,098 square feet to 107,408 square feet. The increased square footage is needed to accommodate additional classrooms to allow for an additional 350 students, increasing the school enrollment to approximately 1,800 students. The Applicant has been operating the school in compliance with all the conditions of approval and with no known code enforcement issues. Most importantly, the proposed expansion and increase in student enrollment will not interfere with or change ingress and egress to the Site, the on-site queuing system, the parking lot or parking lot configuration, and athletic fields. Rather, the proposed expansion will be over an underutilized field area. Since the proposed expansion will not impact existing school operations nor have an impact on the surrounding area, the waiver of conditions is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900194	Administrative design review for shade structures in conjunction with an existing school	Approved by ZA	April 2019
DR-19-0136	Design review for a building addition to an existing school	Withdrawn at BCC	January 2020
WC-19-400025 (UC-0257-17)	Waivers of conditions of a use permit for the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file	Withdrawn at BCC	January 2020
WS-18-0823	Waiver of development standards for an animated monument sign and increased wall height with a design review for lighting, signage, and wall height in conjunction with an approved school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacation and abandonment of patent easements and a BLM right-of-way grant - recorded	Approved by PC	September 2018
UC-0257-17	Use permit for a school (Legacy Traditional)	Approved by BCC	October 2017

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS10	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
DR-26-0413	A design review for an expansion to an existing school is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Conditions

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.

This item was approved by the Board of County Commissioners (BCC) after the decision by the Planning Commission to approve the original request was appealed. The applicant previously indicated that several neighborhood meetings were held and the requested conditions of approval limiting the number of students and the size of the building be added because they were agreed upon at those meetings to address the neighbors' concerns. Both the PC and the BCC approved this request with those conditions. Aerial photographs indicate that additional single-family residential development has occurred immediately to the north, south, and west of the project site since original approval of the school. Staff finds the previously imposed conditions are still necessary to fulfill the intended purpose of buffering the neighborhood from the potential impacts associated with this use and, therefore, cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

If approved:

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0043-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEGACY TRADITIONAL SCHOOLS - NEVADA, INC.

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): WC-26-400069 & DR-26-0413

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gilespe Street, Las Vegas

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

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PLANNING COMMISSION (PC)

Date: Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100720

ASSESSOR PARCEL #(s): 178-15-701-037

PROPERTY ADDRESS/ CROSS STREETS: 7077 Wigwam Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Expansion of existing school

Waiver of conditions to increase enrollment

PROPERTY OWNER INFORMATION

NAME: Legacy Traditional Schools - Nevada, Inc.

ADDRESS: 3215 S. Gilbert Road

CITY: Chandler

STATE: AZ

ZIP CODE: 85286

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Legacy Traditional Schools - Nevada, Inc.

ADDRESS: 3215 S. Gilbert Road

CITY: Chandler

STATE: AZ

ZIP CODE: 85286

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kemper Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

Signed by:

Amanda Pratt
Property Owner (Signature)*

Amanda Pratt, President
Property Owner (Print)

5/29/2026
Date

June 23, 2026

VIA EMAIL

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

Re: *Justification Letter – Waiver of Conditions Re: UC-0257-17 (Legacy Traditional Schools)*
APN: 176-15-701-037

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. By way of background, on October 12, 2017, the Board of County Commissioners approved UC-0257-17 allowing for the development of a two-story, 93,098 square foot school (kindergarten through 8th grade) and related athletic field on property located at the southeast corner of Wigwam Avenue and Montessouri Street. The property is more particularly described as APN: 176-15-701-037 (the "Site"). The Site is approximately 7.98 acres. To accommodate the proposed expansion and increased school enrollment, the Applicant is requesting to waive (4) conditions of approval. The Applicant is also submitting separately and concurrent with the waiver of conditions request a design review for the proposed school expansion.

The Applicant is requesting to waive the following conditions of approval:

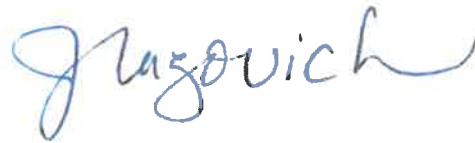
- *Cap student enrollment at 1,450 students*
- *Building shall not exceed 94,000 square feet*
- *Per revised plans dated October 1, 2017*
- *Landscape per plans on file*

The Applicant is proposing to add an additional 14,310 square feet to the existing school extending the south portion of the building near Cougar Avenue. The proposed expansion will increase the school square footage from 93,098 square feet to 107,408 square feet. The increased square footage is needed to accommodate additional classrooms to allow for an additional 350 students, increasing the school enrollment to approximately 1,800 students. The Applicant has been operating the school in compliance with all the conditions of approval and with no known code enforcement issues. Most importantly, the proposed expansion and increase in student enrollment will not interfere with or change ingress and egress to the Site, the on-site queuing system, the parking lot or parking lot configuration, and athletic fields. Rather, the proposed expansion will be over an underutilized field area.

Since the proposed expansion will not impact existing school operations nor have an impact on the surrounding area, the waiver of conditions is appropriate. We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:

DESIGN REVIEW for a proposed building addition to a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Wigwam Avenue and east of Montecassino Street within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-701-037

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7077 W. Wigwam Avenue
- Site Acreage: 7.98
- Project Type: Charter school (K through 8th grade)
- Number of Stories: 2
- Building Height (feet): 35 (existing and proposed)
- Square Feet: 93,098 (existing)/14,310 (requested)/107,408 (total)
- Parking Required/Provided: 77/192

History & Request

ADR-19-000194 was administratively approved in April 2019 for 2 shade structures in conjunction with the existing school (Legacy Traditional School). The site was previously approved via UC-0257-17 for a school (Kindergarten through 8th grade) by the Board of County Commissioners (BCC) in October 2017. The applicant previously applied for a design review, DR-19-0136, for a building addition and a waiver of conditions, WC-19-400025 (UC-0257-17). These 2 applications were subsequently withdrawn at the BCC meeting in January 2020. The applicant is now proposing a 2 story, 14,310 square foot expansion to the existing school. WC-26-400069(UC-0257-17) is a companion item on this agenda to waive 4 previously imposed conditions.

Site Plan

Per the previously approved site plan, the school is a 2-story, "L"-shaped building with an overall area of 93,098 square feet (without requested building addition). Parking stalls are located along the north and east property lines. Access to the site is from 1 driveway on Wigwam Avenue and 1 driveway on Cougar Avenue. There is 1 exit only driveway from Rosanna Street and another from Wigwam Avenue. The athletic field is located on the southern half of the site and playgrounds are located on the northwest and southeast corners of the subject property. Landscaping is located throughout the site and includes 15 foot wide landscape areas and 5 foot wide detached sidewalks along Wigwam Avenue, Montessouri Street, Cougar Avenue, and Rosanna Street. The proposed expansion to the school is located at the southeast corner of the building and will remove an existing play area consisting of turf. No additional modifications or improvements are proposed to the site.

Landscaping

The previously approved plans depict a 15 foot wide landscape area with a 5 foot wide detached sidewalk along Wigwam Avenue. A 5 foot wide attached sidewalk and 15 foot wide landscape areas are shown along Cougar Avenue and Montessouri Street. No additional landscaping is proposed or required with this application.

Elevations

The previously approved plans depict a 2 story, 35 foot high building with flat roof and various heights of parapet walls. The north and east elevations show a standing seam metal dome and all windows show architectural pop-ups. The front of the building will have pilaster columns and storefront windows and doors. The building is constructed of stucco finish, wood framing and brick veneer, and metal shade canopies on the south and west elevations. The building will be painted with desert contrasting colors.

The proposed expansion measures up to a maximum of 35 feet in height and continues the architectural theme of the existing building, consisting of a stucco exterior with brick veneer accents and matching colors.

Floor Plans

The previously approved plans depict a 2 story school measuring 93,098 square feet in area. The first floor consists of classrooms, a cafeteria, gym/multipurpose room, storage room, piano room, music stage room, offices, nurse's office, and restrooms. The second floor features classrooms, media room, computer lab, science lab, offices, an art room, and restrooms.

The proposed expansion measures a total of 14,310 square feet and consists of 2 floors. The first and second floor each measure 7,155 square feet in area and include classrooms, storage rooms, restrooms, and miscellaneous rooms.

Applicant's Justification

The expansion is necessary to accommodate additional classrooms for increased school enrollment. The expansion will not interfere with or change ingress and egress to the Site, the on-site queuing system, the parking lot or parking lot configuration, and athletic fields. Rather, the proposed expansion will be over an underutilized field area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900194	Administrative design review for shade structures in conjunction with an existing school	Approved by ZA	April 2019
DR-19-0136	Design review for a building addition to an existing school	Withdrawn at BCC	January 2020
WC-19-400025 (UC-0257-17)	Waivers of conditions of a use permit for the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file	Withdrawn at BCC	January 2020
WS-18-0823	Waiver of development standards for an animated monument sign and increased wall height with a design review for lighting, signage, and wall height in conjunction with an approved school (Legacy Traditional)	Approved by BCC	December 2018
VS-18-0515	Vacation and abandonment for patent easements and a BLM right-of-way grant - recorded	Approved by PC	September 2018
UC-0257-17	Use permit for a school (Legacy Traditional)	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); and Corridor Mixed-Use	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
East	Corridor Mixed-Use	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS10	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
WC-26-400069 (UC-0257-17)	A waiver of conditions for a previously approved use permit for an existing school 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

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 expansion to the school is consistent and compatible with the previously approved school in terms of architecture and design standards. However, approval of this request is contingent upon approval of WC-26-400069 (UC-0257-17), which staff is not supporting. Therefore, staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Traffic study and compliance.

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 to show fire hydrant locations on-site and within 750 feet.

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

#0043-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEGACY TRADITIONAL SCHOOLS - NEVADA, INC.

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

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400069 & DR-26-0413

9A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 8/12/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/2/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100720

ASSESSOR PARCEL #(s): 178-15-701-037

PROPERTY ADDRESS/ CROSS STREETS: 7077 Wigwam Avenue

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Waiver of conditions to increase enrollment

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CELL 000-000-0000

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CITY: Chandler

STATE: AZ

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TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

Signed by:

Amanda Pratt
Property Owner (Signature)*

Amanda Pratt, President
Property Owner (Print)

5/29/2026
Date

June 5, 2026

VIA EMAIL

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

**Re: *Justification Letter – Design Review for Expansion to an Existing School
(Legacy Traditional Schools)
APN: 176-15-701-037***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. By way of background, on October 12, 2017, the Board of County Commissioners approved UC-0257-17 allowing for the development of a two-story, 93,098 square foot school (kindergarten through 8th grade) and related athletic field on property located at the southeast corner of Wigwam Avenue and Montessori Street. The property is more particularly described as APN: 176-15-701-037 (the “Site”). The Site is approximately 7.98 acres. The Applicant is proposing an expansion to the existing school building, and therefore, is requesting a design review. The Applicant is also submitting separately and concurrent with the design review request waiver of conditions to allow for the building expansion and increased student enrollment.

The Applicant is proposing to add an additional 14,310 square feet to the existing school extending the south portion of the building near Cougar Avenue. The proposed school building will expand from 93,098 square feet to 107,408 square feet. The proposed expansion will match the existing building’s materials, architectural design, and color scheme. The proposed expansion will match the existing building height of two-stories and 35-feet in height.

The expansion is necessary to accommodate additional classrooms for increased school enrollment. The expansion will not interfere with or change ingress and egress to the Site, the on-site queuing system, the parking lot or parking lot configuration, and athletic fields. Rather, the proposed expansion will be over an underutilized field area.

Since the proposed expansion will match the existing buildings without impacting the existing operation of the school, the design review is appropriate.

June 5, 2026
Page 2

KAEMPFER

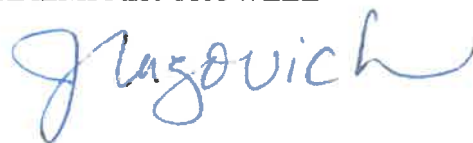
CROWELL

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We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-32-701-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400026 (ZC-20-0598)	Second extension of time of a zone change for a shopping center	Approved by BCC	April 2025
ET-23-400010 (ZC-20-0598)	First extension of time of a zone change for a shopping center	Approved by BCC	March 2023
VS-22-0431	Vacation and abandonment for pedestrian access easement	Approved by PC	October 2022
DR-21-0665	Design review for increased finished grade	Approved by BCC	January 2022
ZC-20-0598	Zone change for a shopping center	Approved by BCC	February 2021
DR-19-0525	Design review for lighting and a comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
VS-18-0862	Vacation and abandonment for easements	Approved by PC	July 2019
DA-18-0977	Development agreement	Approved by BCC	January 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-17	Vacation and abandonment for easements	Approved by BCC	June 2017
UC-0344-17	Use permit for multi-family residential development with waivers of conditions for ZC-0674-01	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CG & H-2 & CR	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped & multi-family residential

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

Related Applications

Application Number	Request
DR-26-0497	A design review for a 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 a pedestrian access easement that is not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 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;
- Grant all necessary easements;
- 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RIVERVIEW LVB DEVELOPMENT, LLC

CONTACT: ERIK SWENDSEID, EV&A, 1160 N. TOWN CENTER DRIVE #170, LAS VEGAS, NV 89144



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

10A

APPLICATION NUMBER(s): VS-26-0496 & DR-26-0497

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gilespe Street, Las Vegas

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: 10/6/26

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: _____ **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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- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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

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Indian Springs Civic Center
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100614

ASSESSOR PARCEL #(s): 177-32-701-009

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd, between Chartan Ave. & Erie Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

New commercial center development to include Retail & Dining. Derived from the previously approved and extended application, this recent development is simply a reduced version of it.

PROPERTY OWNER INFORMATION

NAME: Riverview LVB Development, LLC

ADDRESS: 20600 Stevens Creek Blvd, #383

CITY: Cupertino

STATE: CA

ZIP CODE: 95014

TELEPHONE: CELL 408.393.7641

APPLICANT INFORMATION (information must match online application)

NAME: Riverview LVB Development, LLC - Lumin Chang

ADDRESS: 20600 Stevens Creek Blvd, #383

CITY: Cupertino

STATE: CA

ZIP CODE: 95014

TELEPHONE: CELL 408.393.7641

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: EV&A Architects - Erik Swendseid

ADDRESS: 1160 N. Town Center Dr. Ste 170

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702.496.8195

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)*

Lumin Chang

Property Owner (Print)

06/15/2026

Date

RIV2001

June 15, 2026

Clark County Public Works – Development Review
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**Re: PW21-19163 Ariva Retail and Office Center
Vacation of Pedestrian Access Easement (PAE)**

To Whom it May Concern:

Westwood, on behalf of the client, Riverview LVB Development, LLC C/O WTI INC. respectfully submits this justification letter in support of the changes to the Pedestrian Access Easement on the private driveway at Erie Ave.

The enclosed Vacation Site Plan:

- The easement to be re-dedicated. This easement is the same as the previous P.A.E. dedication initially on file 126, page 21 of parcel maps. This PAE was initially dedicated with the Arch Apartments set of improvement plans (PW19-16879)
- The easement to be vacated. This P.A.E. was to accompany changes made to the private driveway. A future revision to the Ariva Retail & Office Center set of plans will eliminate changes to the driveway and thus eliminate the need to change the P.A.E. The Public Works number for the Ariva Retail & Office Center set of plans is (PW-21-19163)

We appreciate your evaluation and consideration for the vacation herein. Should you have any questions or require additional information, please call me at 702-527-6669.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Scott Booth
Graduate Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:

DESIGN REVIEW for a site re-design of a previously approved shopping center on 4.62 acres of a 15.32 acre site in a CG (Commercial General) Zone.

Generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-32-701-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.62 (project site) 15.32 (overall site)
- Project Type: Shopping center
- Number of Stories: 1 (Buildings C through F)
- Building Height (feet): 30 (Buildings C through F)/73 (canopy shade structure)
- Square Feet: 11,312 (Building C)/12,728 (Building D)/12,322 (Building E)/11,959 (Building F) 46,254 (total)
- Parking Required/Provided: 150/164

Site Plan & History

ZC-20-0598 was approved by the Board of County Commissioners in February 2020 to reclassify approximately 7.5 acres of a 15.32 acre site from H-1 (now classified as a CR zone) to a C-2 (now classified as a CG zone) to permit a shopping center consisting of 6 buildings, and a variety of use permits were also approved. There were 2 extensions of time approved for this project in 2023 and 2025. However, Buildings A and B, are no longer proposed on the site, the parking area has been reconfigured, and a driveway on Erie Avenue is no longer being provided. Due to these changes, a new design review is required.

The current site plan depicts the remaining buildings, C through F, located on the east side of the property. No significant changes to the location or sizes of these buildings are proposed. All buildings feature retail and restaurant uses with outside dining and drinking. The cumulative area of outside dining is 4,550 square feet. Centrally located between Buildings C through F is a 73

foot high shade structure, which was previously approved for a waiver of development standards for increased building height under ZC-20-0598. The shade structure is set back 16 feet from the east property line adjacent to Las Vegas Boulevard South. The required loading and trash enclosures are in a portion of Building D and will be fully enclosed with roll-down doors.

Access to the site is granted by 1 existing drive aisle and 1 proposed commercial driveway along Las Vegas Boulevard South. The existing 59 foot wide drive aisle, located along the south portion of the site, connects the shopping center to the multi-family development to the west. A proposed 39 foot wide drive aisle is proposed on the north portion of the site. Future cross access is provided along the north and south perimeters of the project site. Parking for the shopping center is provided along the west side of the project site, and is screened from Las Vegas Boulevard South by Buildings C through F.

All buildings within the project site are connected via a network of pedestrian walkways, connecting to a 5 foot detached sidewalk along Las Vegas Boulevard South and the parking area to the west. The buildings and the parking area are connected by two central walking paths, lined with shade structures and landscaping with decorative pavers and feature pedestrian scale amenities such as benches and lighting. A sidewalk also connects the site to the multi-family residential development to the west of the site along the north side of an existing drive aisle.

Landscaping

The plans depict a 45 foot wide landscape area with a 5 foot wide detached sidewalk along Las Vegas Boulevard South. The proposed landscaping and detached sidewalk are located within Las Vegas Boulevard South, which received a waiver for non-standard improvements within the right-of-way under ZC-20-0598. A waiver of development standards was also previously granted to eliminate street landscaping along Las Vegas Boulevard South as the required landscaping is being provided within the street and not within the boundaries of the project site. Otherwise, all landscape areas, including parking area landscaping, will be provided with trees and other planting materials in accordance with applicable Title 30 requirements.

Elevations

The approved plans depict Buildings C through F measuring 30 feet to the top of the parapet wall. The exterior materials of the buildings feature aluminum storefront window systems, smooth EIFS exteriors, large format stone, wood composite panels, decorative metal, and decorative metal panels and awnings. The rooftop mounted equipment on all buildings will be screened from public view by the parapet walls. The proposed fabric shade canopy structure measures 73 feet in height and is supported by metal poles. 15 foot high fabric shade structures are also intermittently dispersed throughout the central walking path that is interior to the project site.

Floor Plans

The approved floor plans for each building consist of shell space featuring restroom facilities and utility closets. Below is a table reflecting the area of Buildings C through F:

Building Information	
Building Area (in square feet)	
Building C (Restaurant/Retail)	11,312
Building D-a (Restaurant/Retail)	10,661
Building E (Restaurant/Retail)	12,322
Building F (Restaurant/Retail)	11,959
Building Information	
Building Area (in square feet)	
Total Building Area	46,254
Building D-b (Trash enclosure)	1,688

Applicant's Justification

The project is consistent with current zoning and land use and builds upon the previous entitlements granted by ZC-20-0598. The site is adjacent to Ariva Apartments and aims to provide commercial amenities for both residents and the public. All commercial buildings are connected by a central walking path with shade structure and desert native vegetation. Parking and entry drives and landscaping meet Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400026 (ZC-20-0598)	Second extension of time of a zone change for a shopping center	Approved by BCC	April 2025
ET-23-400010 (ZC-20-0598)	First extension of time of a zone change for a shopping center	Approved by BCC	March 2023
VS-22-0431	Vacation and abandonment for pedestrian access easement	Approved by PC	October 2022
DR-21-0665	Design review for increased finished grade	Approved by BCC	January 2022
ZC-20-0598	Zone change for a shopping center	Approved by BCC	February 2021
DR-19-0525	Design review for lighting and a comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
VS-18-0862	Vacation and abandonment for easements	Approved by PC	July 2019
DA-18-0977	Development agreement	Approved by BCC	January 2019
VS-0342-17	Vacation and abandonment for easements	Approved by BCC	June 2017
UC-0344-17	Use permit for multi-family residential development with waivers of conditions for ZC-0674-01	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CG & H-2 & CR	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped & multi-family residential

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

Related Applications

Application Number	Request
VS-26-0496	A request to vacate and abandon 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

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.

There are no significant changes to the site from previous approvals other than the removal of 2 buildings and the reduction and reconfiguring of the parking lot which is screened from the street behind the Buildings C through F. Building design is unchanged with a modern desert influence design featuring EIFS walls, metal shade awnings, and glass storefronts. The design works with the site's natural topography and includes accent forms to visually break up the buildings. Building entrances don't face the street, but they do have access directly to a common plaza for pedestrian accessibility with a central canopy providing shade and a focal point for the site. The roll-up door for trash enclosure does not face toward the public street. Opportunities for cross access are provided to the north and south of the site. Therefore, staff recommends approval.

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

- Expunge the design review portion of ZC-20-0598;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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.

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.

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 #0075-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RIVERVIEW LVB DEVELOPMENT, LLC

CONTACT: ERIK SWENDSEID, EV&A, 1160 N. TOWN CENTER DRIVE #170, LAS VEGAS, NV 89144



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

11A

APPLICATION NUMBER(s): VS-26-0496 & DR-26-0497

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gilespe Street, Las Vegas

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: 10/6/26

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: 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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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100614

ASSESSOR PARCEL #(s): 177-32-701-009

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd, between Charlan Ave. & Erie Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

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CITY: Cupertino

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ZIP CODE: 95014

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ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: EV&A Architects - Erik Swendseid

ADDRESS: 1160 N. Town Center Dr. Ste 170

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702.496.8195

CELL _____

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*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)*

Lumin Chang

Property Owner (Print)

06/15/2026

Date

June 11, 2026

Clark County Development Services
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89153

Re: **Justification Letter: Otium Commercial Development**
EV&A Project No. 2020110
Application No. 26-100614

On behalf of our team, we are pleased to submit this justification letter for the proposed Otium Commercial Development. The project site is situated near the southwest corner of Las Vegas Blvd. and Erie Ave. in Las Vegas, Nevada. This application seeks approval for the following:

A. Project Overview

- Site Development Plan Review

The project site is at parcel No. 177-32-701-009, it is currently zoned CG & CR, and land use is EM. The proposed development is consistent with the current zoning and land use intent and was previously entitled in ZC-20-0598 and subsequently extended as required. This modification to that project keeps much of the project intact.

Project Site

The site is adjacent to the recently completed Ariva apartments and will provide commercial amenities for the community and general public. All proposed commercial buildings are connected by a central walking path, lined with shade structures and desert native plants and trees. A walking path also connects to the adjacent Multi-family residential project. The buildings will consist of a modern desert design aesthetic, with EIFS walls, metal shade awnings, and glass store fronts. Outdoor dining/seating will be provided for restaurant spaces with locations to be determined as spaces are leased.

Building Use, Form, & Height

The buildings, all single story, will consist of a modern desert design aesthetic, with EIFS walls, metal shade awnings, and glass store fronts. The buildings are designed to step along with the natural topography of the site and provide variety in accent forms to break up the individual buildings. In response to section 30.04.05G.3, the entrances to the tenant spaces will address the common plaza, that will provide permeable access from all sides of the site. While not directly addressing the street frontage, the goal is to create an inviting space that pedestrians feel welcomed to. The central canopy that serves to announce the retail center and provide much needed shade, will have an overall height of 72'-1".

Parking & Driveway Requirements

Parking will be provided in compliance with Clark County Title 30 as a shopping center. Being over 25,000 sf, parking will be provided at a ratio of 1 parking stall per 350 gross square feet. Outdoor dining will be parked at 1 space per 250 sf. 164 parking spaces are provided on the site where 150 spaces are required. As the ratio of restaurant space to retail space is undetermined and will remain flexible, the surplus in parking will serve to buffer potential needs in parking.

Minimum throat depth dimensions have been met at all entry drives off Las Vegas Boulevard.

Site Landscape

Landscaping is provided in accordance with Clark County Title 30 and SNWA water-efficiency standards. Non-standard landscaping will be provided in the right of way along Las Vegas Blvd. This is due to the 200' right of way and the curb currently located approximately 55 feet from the east property line. The site has been laid out to allow for future improvements to allow for 20' of landscaping when the road is widened, and the back of the sidewalk is pushed to the property line.

All parking areas are fully landscaped and will comply with Clark County Sec. 30.04.01. Landscape fingers are provided for every 6 stalls and every 12 stalls where a minimum 8' wide plating strip is provided.

We appreciate your consideration of this proposed development and look forward to working with you and your team to bring it to fruition. Please let me know if you need any additional information to complete your review of this project.

Respectfully,

Erik Swendseid

Vice President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:

ZONE CHANGE to reclassify a portion of 44.42 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a PF (Public Facility) Zone.

Generally located north of Cactus Avenue and east of Amigo Street within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-27-711-287; 177-27-801-021 ptn

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Address: 10420 Capstone Academy Way
- Site Acreage: 44.42 (portion)
- Existing Land Use: Gravel pit/batch plant

Applicant's Justification

The applicant states that the RS3.3 zoning on the site is an easement area that retained the zoning designation of the residential development to the north. However, the private school south of this easement area has acquired the acreage and wishes to rezone it to PF zoning to allow for consistent zoning for the entire private school development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time for a church and private school	Approved by BCC	September 2024
ET-22-400096 (WS-20-0171)	First extension of time for a church and private school	Approved by BCC	October 2022
SC-21-0279	Street name change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Waivers of development standards for a private school	Approved by BCC	July 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400274 (UC-2093-96)	Sixth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	March 2019
ET-400191-16 (UC-2093-96)	Fifth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 2017
ET-400138-12 (UC-2093-96)	Fourth extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	December 2012
ET-400144-10 (UC-2093-96)	Third extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	October 2010
UC-0074-10	Use permit for a place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a private school	Approved by PC	March 2010
UC-1299-07	Use permit for a private school	Approved by PC	February 2008
AG-0113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	June 2003
UC-2093-96	Use permit to allow a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 1997

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	PF, RS3.3, & RM18	Single-family & multi-family residential, & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family & multi-family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS2, RS3.3 & PF	Single-family residential

Related Applications

Application Number	Request
DR-26-0542	A design review for a private school with recreation fields is a companion item on this agenda.
ET-26-400085 (WS-20-0171)	Third extension of time for a private school 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 PF zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. The Master Plan states that supporting land uses in the Mid-Intensity Suburban Neighborhood (MN) land use category include neighborhood serving public facilities such as schools, and therefore, the PF zoning would be appropriate for the site. The majority of APN 177-27-801-021 is already zoned PF, and the proposed zone change will allow for the overall private school property to have cohesive PF zoning throughout the entire site. The adjacent place of worship to the south is currently zoned PF also. For these reasons, staff finds the request for PF zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0422-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAPSTONE CHRISTIAN SCHOOL

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0541

12A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100705

ASSESSOR PARCEL #(s): 17727801021, 1772739001, 17727790001

PROPERTY ADDRESS/ CROSS STREETS: 840 E Cactus Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for school and associated sports fields. Rezone to PF.

PROPERTY OWNER INFORMATION

NAME: Capstone Christian School

ADDRESS: 985 E Serene Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Capstone Christian Academy

ADDRESS: 985 E Serene Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Mark Mulhall

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-693-4205 ACCELA REFERENCE CONTACT ID # 289392

*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.

Joe Sunderman
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

4-23-2026
Date

June 18, 2026

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

Re: *Justification Letter – Conforming Zone Change*
 Capstone Christian Academy
 APN: 177-27-390-001 & 177-27-790-001

To Whom It May Concern:

Please be advised this firm represents Capstone Christian Academy (the “Applicant”) in the above referenced matter. The site is approximately 4.04 acres generally located north of Cactus Avenue and east of Amigo Street. The site is more particularly described as Assessor’s Parcel Numbers 177-27-390-001 & 177-27-790-001 (the “Site”). The Site currently has a land use designation of Mid-Intensity Suburban Neighborhood (MN; allows up to 8 dwelling units per acre) and a zoning designation of Residential Single-Family 3.3 (RS3.3). The Applicant is requesting a conforming zone change (there is a companion application for a Design Review for a Private School).

Zone Change

The Applicant is requesting a conforming zone change from RS3.3 to Public Facility (PF). The Site’s planned land use designation is MN. PF is a conforming zoning district under the MN land use designation. The Site consists of holdover easement parcels that retained the zoning designation of the existing residential to the north. A private school has been approved on the parcel to the south of the Site. The Site is apart of the private school development. The request for the conforming zone change to PF is for a cohesive zoning designation for the private school. A school is permitted in the PF zoning district. There is also existing church with a PF zoning designation to the south of the Site. The conforming zone change request is warranted as it conforms to the planned land use designation and creates a uniform zoning designation for the private school.

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

ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:

DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 49.42 acres in a PF (Public Facility) Zone.

Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-27-711-287; 177-27-801-021 ptn

RELATED APN:

177-27-401-028

DESIGN REVIEWS:

1. A proposed private school development.
2. Increase the finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 49.42
- Project Type: Private school/parking
- Building Height (feet): 54
- Square Feet: 161,627 (final total)
- Parking Provided: 300

Site Plan & History

The approved site plan depicts a multi-phase private school development. The school will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned RS3.3 and includes a proposed divided road entrance on Capstone Academy Way north of Cactus Avenue. Capstone Academy Way is a private street

that will be shared and provide entry access to the school on the north side of the buildings in the later phases. The property has been operated since 1998 as a gravel pit and is also currently used for drainage purposes. In order to develop the site, the applicant will fill a portion of the gravel pit to accommodate future sport fields that will be used by the private school. The pit is currently in the area of 100 feet below the surrounding condominium and single-family residential properties. According to the applicant's cross section, the fields will be approximately 30 feet below the surrounding residential properties and the proposed private school facilities. The school buildings are to be located on the 260 foot wide by 600 foot deep portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church. The proposed layout includes 7 modular buildings constructed and used for classrooms and administration offices during the first 3 phases of development. The modular buildings will extend 450 feet north of Cactus Avenue. The modular buildings are 56 feet from the south property line and 60 feet from the west property line. All of the modular buildings will be replaced with permanent buildings by phase 4. The permanent buildings will be located 20 feet from the south property line and 10 feet from the west property line. Companion items are on the same agenda to add 4.04 acres of land along the north and west property line, with a zone change from RS3.3 to PF to match the school site zoning and a design review. The additional design review for that property will allow the new property to be used as sports fields.

Landscaping

The approved plan shows a 15 foot wide pedestrian landscape area on the north side of Cactus Avenue. The sport fields are significantly below the surrounding residential property and only include a few trees shown on the south side of the pit adjacent to the condominiums. In order to minimize vertical impact on the residences to the west of the school, a total of 34 feet of landscaping will be installed on both sides of the private street.

Elevations

The approved phase 1a plans show a 14 foot high modular building with a flat roof (built in Phase 1a and 1b) with decorative parapet wall and full brick veneer façade on the south face (long side) of the building (Cactus Avenue side). The west face (short side) of the modular building has painted modular siding and exterior HVAC units.

The approved Phases 1b and 1c plans include three, 14 foot high modular buildings. Each building has a painted modular exterior and HVAC units on the outside of each building.

The approved Phases 2, 3, and 4 plans show a building built in phases next to Cactus Avenue. The proposed building is 4 floors and 54 feet in height. Decorative rectangular and circular (3rd floor) multiple pane windows and multiple wall returns add a variety of depth to the south face of the building. Decorative balusters are attached to the north face of the building, with all sides including exposed slate roofing and painted exterior insulation and finish systems (EIFS) walls.

The approved Phases 3 and 4 plans show a 2 story, 30 foot high building with similar architecture as phase 2.

The approved Phase 5 plans show a 3 story, 46 foot high building located between buildings 1 and 3. The primary access and main entry façade faces west and the building includes similar architecture as Phases 3 and 4.

The approved Phase 6 plans show a 2 story, 52 foot high building with a mixture of horizontal and vertical rectangular windows. Three roll-up doors are located on the north side façade of the building. Phase 6 is the northernmost building and has similar architecture to Phase 6 building, with the exception of window orientation and scale.

The approved Phase 7 plans show the addition of a second story to the multiple-use building.

Floor Plans

Per approved plans:

- Phase 1 is 20,020 square feet of modular buildings (7 modular buildings), including administration, pre-kindergarten, and classrooms.
- Phase 2 adds a 27,386 square foot building and removes 2 modular buildings. Phase 2 includes administration, classrooms, and pre-kindergarten.
- Phase 3 adds a 22,578 square foot addition and a new 9,895 square foot multiple purpose building, removing 2 more modular buildings. Phase 3 also includes administration, classrooms, and pre-kindergarten.
- Phase 4 adds a 22,578 square foot addition to complete the building facing Cactus Avenue, another 8,860 square foot multiple purpose building addition, and removal of the remaining 3 modular buildings. Phase 4 is anticipated to begin during year 5 of the development.
- Phase 5 adds a new 20,520 square foot, 3 story performing arts classroom building.
- Phase 6 adds a new 37,150 square foot addition for a gymnasium and theater to the northern multiple purpose building (1st story).
- Phase 7 adds a 12,660 square foot 2nd story addition to complete the multiple purpose, gymnasium, and theater building on the north side of the campus.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400086 (WS-20-0171):

Comprehensive Planning

- Until July 22, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400096 (WS-20-0171):

Current Planning

- Until July 22, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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

- Compliance with previous conditions.

Listed below are the approved conditions for WS-20-0171:

Current Planning

- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Replace the temporary access driveway with full off-site improvements once it is no longer needed for trucks to access the gravel pit;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised 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.

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

#0460-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they made progress, including the approval of drainage and traffic studies.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time of a waiver of development standards for a church and private school	Approved by BCC	September 2024
ET-22-400096 (WS-20-0171)	First extension of time of a waiver of development standards for a church and private school	Approved by BCC	October 2022
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Waiver of development standards for a private school with waivers of development standards	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	March 2019
ET-400191-16 (UC-2093-96)	Fifth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 2017
ET-400138-12 (UC-2093-96)	Fourth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	December 2012
ET-400144-10 (UC-2093-96)	Third extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010
UC-0074-10	Use permit for a place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time of a use permit for a school with a design review	Approved by PC	March 2010
UC-1299-07	Use permit for a school with a design review	Approved by PC	February 2008
AG-0113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	PF, RS3.3, & RM18	Single-family & multi-family residential, & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family & multi-family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS2 & RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0541	A zone change from RS3.3 to PF is a companion item on this agenda.
DR-26-0542	A design review for a property addition to add sport fields to the approved school site plan 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**

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

Staff finds that the applicant has progress since the last extension of time, including the approval of rough grading, entry structure permit, and grading for the first school buildings, and some off-site improvement permits. Therefore, staff can support this request.

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAPSTONE CHRISTIAN SCHOOL

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): ET-26-400085 (WS-20-0171)

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ **Time:** 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 **Time:** 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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These groups hold public meetings at least once each month, and accomplish the following three functions:

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

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4701 N. Durango Dr., Las Vegas

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

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Allison Acosta, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100705

ASSESSOR PARCEL #(s): 17727801021, 1772739001, 17727790001

PROPERTY ADDRESS/ CROSS STREETS: 840 E Cactus Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for school and associated sports fields. Rezone to PF.

PROPERTY OWNER INFORMATION

NAME: Capstone Christian School

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Capstone Christian Academy

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Mark Mulhall

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

*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.

Joe Sunderman
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

4-23-2026
Date

June 18, 2026

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter –Design Review for a Private School*
Capstone Christian Academy
APNs: 177-27-801-021, 177-27-390-001 & 177-27-790-001

To Whom It May Concern:

Please be advised this firm represents Capstone Christian Academy (the “Applicant”) in the above referenced matter. The site is approximately 44.42 acres generally located north of Cactus Avenue and east of Amigo Street. The site is more particularly described as Assessor’s Parcel Numbers (“APNs”) 177-27-801-021, 177-27-390-001 & 177-27-790-001 (the “Site”). The Applicant is requesting a Design Review for a Private School (there is a companion application for a conforming zone change to Public Facility for APNs 177-27-390-001 & 177-27-790-001).

On July 22, 2020, the Clark County Board of County Commissioners (“BCC”) approved WS-20-0171 approving the design review of a private school with parking area and increased the finished grade to 96 inches where a maximum of 18 inches is the standard. An extension of time of WS-20-0171 (ET-24-400086) was approved by the BCC on September 18, 2024. ET-24-400086’s approval was conditioned upon the Applicant commencing by June 22, 2026. The Applicant filed for an Administrative Design Review in the Fall of 2025. The Applicant and Comprehensive Planning determined that APNs 177-27-390-001 & 177-27-790-001 must be included in the Application and an associated design review will be filed before the expiration date of June 22, 2026.

Design Review

The Applicant is requesting a design review to change the approved design review in WS-20-0171 and to extend the time to commence. The changes from the approved design review are as follows:

	WS-20-0171	Proposed	% Change
Total Building Square Footage	161,627 square feet	135,523 square feet	-16.15%

Building Coverage	84,846 square feet/ 3.9%	85,982 square feet/4.0%	1.34%
Building Height (Building 2)	46'	35'	-24%
Building Height (Building 3)	29'-9"	28'	-6%
Parking Required	240	224	-6.67%
Parking Provided	300	257	-14.34%

The exterior elevations of buildings 2 & 3 are changed. They no longer have the red brick exterior with the slate roof. The exterior is now grayish beige with brick veneer.

Additionally, there are minor changes to the layout/configuration of the Site. The play area/turf area behind Building 1 is moved to the west while the classroom building is moved to the east. They are trading places from the original locations. An additional baseball field is added at the northeast portion of the Site. The tennis courts and basketball courts remain located in the northwest portion of the Site but are now oriented in north-south rows rather than east-west rows. This change allowed for additional space to develop the extra baseball field.

The proposed changes are minor from what was previously approved. The total building square footage is reduced and the number of parking required and provided is reduced. The proposed design review is acceptable as the proposed development remains substantially similar to the previously approved design review while decreasing overall building square footage and maintaining adequate parking.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:

DESIGN REVIEW for a private school with recreational fields on 49.42 acres in a PF (Public Facility) Zone.

Generally located north of Cactus Avenue and east of Amigo Street within Enterprise.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-27-711-287; 177-27-801-021 ptn

RELATED APN:

177-27-401-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 49.42
- Project Type: Private school/recreation fields
- Number of Stories: 4
- Building Height (feet): 35 (Building 2)/28 (Building 3)/54 overall
- Square Feet: 135,523
- Parking Required/Provided: 250/287

Site Plan

The previously approved site plan depicts a multi-phase private school development. The school will have access from Cactus Avenue and utilize shared parking with the place of worship to the east. The adjacent property to the west is zoned RS3.3 and includes a proposed divided road entrance on Capstone Academy Way north of Cactus Avenue. Capstone Academy Way is a private street that will be shared and provide entry access to the school on the north side of the buildings in the later phases. The property has been operating since 1998 with a gravel pit and is also currently used for drainage purposes. To develop the site, the applicant will fill a portion of the gravel pit to accommodate future sport fields that will be used by the private school. The pit is currently around 100 feet below the surrounding condominium and single-family residential properties. According to the applicant's cross section, the fields will be approximately 30 feet

below the surrounding residential properties and the proposed private school facilities. The school buildings are to be located on the 260 foot by 600 foot portion of the property adjacent to Cactus Avenue. Parking for the school is located north and east of the campus. The school is sharing a parking lot to the east with Hope Baptist Church.

This design review expands the private school campus to the north, converting 4.04 acres of a former gravel pit into sports fields while introducing minor modifications to the school's layout and facades.

Core design changes:

- Site expansion: Incorporates a 4.04-acre northern parcel for school sports fields.
- Zone change: Rezones the northern parcel from RS3.3 to PF (Public Facility) to match the existing campus.
- Topography adjustments: Fills a portion of the 100-foot-deep gravel pit so fields sit 30 feet below surrounding properties.
- Architectural changes: Updates building facades, elevations, and exact building footprints.

Access & Parking Configuration

- Primary access: Direct entry from Cactus Avenue.
- Future access: Shared private street entry via a proposed divided road on Capstone Academy Way to the west.
- Parking infrastructure: Parking fields will sit north and east of the main campus, including a shared-use parking agreement with Hope Baptist Church to the east. The new required parking is 250 spaces with 287 spaces provided, down from 300 spaces.

Landscaping

The approved plan shows a 15 foot wide pedestrian landscape area on the north side of Cactus Avenue. To minimize vertical impact on the residences to the west of the school, a total of 34 feet of landscaping will be installed on both sides of the private street. These design review changes include the play area located behind Building 1 shifting further to the west. Both the tennis and basketball courts have been reoriented into north-south rows (changed from their previous east-west alignment).

Elevations

Buildings 2 and 3 are revised to no longer have red brick exterior and slate roof. The new exterior will be gray-beige with brick veneer. The heights of building 2 and building 3 are decreasing to 35 feet and 28 feet respectively.

Floor Plans

The revised total building square foot area decreased from 161,627 square feet to 135,523 square feet. The classroom building is adjusted and moved to the east.

Applicant's Justification

The applicant is requesting to add 4.04 acres of property along the north property line to expand the owned property and allow the sports fields to extend to the north. There are some minor

changes to the building locations, a decrease in total square foot area, revised parking numbers, buildings 2 and 3 facades and height reductions.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time of a waiver of development standards for a church and private school	Approved by BCC	September 2024
ET-22-400096 (WS-20-0171)	First extension of time of a waiver of development standards for a church and private school	Approved by BCC	October 2022
SC-21-0279	Change from Aphrodite Street to Capstone Academy Way	Approved by PC	August 2021
WS-20-0171	Waiver of development standards for a private school with waivers of development standards	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	March 2019
ET-400191-16 (UC-2093-96)	Fifth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 2017
ET-400138-12 (UC-2093-96)	Fourth extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	December 2012
ET-400144-10 (UC-2093-96)	Third extension of time of a use permit for a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation and related uses	Approved by BCC	October 2010
UC-0074-10	Use permit for a place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time of a use permit for a school with a design review	Approved by PC	March 2010
UC-1299-07	Use permit for a school with a design review	Approved by PC	February 2008
AG-0113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	PF, RS3.3, & RM18	Single-family & multi-family residential, & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family & multi-family residential
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS2 & RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0541	A zone change from RS3.3 to PF is a companion item on this agenda.
ET-26-400085 (WS-20-0171)	Third extension of time for a private school 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**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 school property includes a 4.04 acre parcel that is located along the north property line that will allow for additional space for sports fields and access to the property. The inclusion of this area will be located below the surrounding properties and not be unsightly or undesirable in appearance. The field and sports activities will be limited to daytime hours with limited impacts to the surrounding area. Minor changes to facades, siding, colors, and building footprint locations are incidental to the overall site development. The decrease in total building square foot area and corresponding decrease in parking will only improve the site compatibility with the surrounding area. Staff supports 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

- Until July 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- 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

- Comply with approved drainage study.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0422-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CAPSTONE CHRISTIAN SCHOOL

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0542

14A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

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PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100705

ASSESSOR PARCEL #(s): 17727801021, 1772739001, 17727790001

PROPERTY ADDRESS/ CROSS STREETS: 840 E Cactus Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for school and associated sports fields. Rezone to PF.

PROPERTY OWNER INFORMATION

NAME: Capstone Christian School

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Capstone Christian Academy

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Mark Mulhall

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

*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.

Joe Sunderman
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

4-23-2026
Date

June 18, 2026

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter –Design Review for a Private School*
 Capstone Christian Academy
 APNs: 177-27-801-021, 177-27-390-001 & 177-27-790-001

To Whom It May Concern:

Please be advised this firm represents Capstone Christian Academy (the “Applicant”) in the above referenced matter. The site is approximately 44.42 acres generally located north of Cactus Avenue and east of Amigo Street. The site is more particularly described as Assessor’s Parcel Numbers (“APNs”) 177-27-801-021, 177-27-390-001 & 177-27-790-001 (the “Site”). The Applicant is requesting a Design Review for a Private School (there is a companion application for a conforming zone change to Public Facility for APNs 177-27-390-001 & 177-27-790-001).

On July 22, 2020, the Clark County Board of County Commissioners (“BCC”) approved WS-20-0171 approving the design review of a private school with parking area and increased the finished grade to 96 inches where a maximum of 18 inches is the standard. An extension of time of WS-20-0171 (ET-24-400086) was approved by the BCC on September 18, 2024. ET-24-400086’s approval was conditioned upon the Applicant commencing by June 22, 2026. The Applicant filed for an Administrative Design Review in the Fall of 2025. The Applicant and Comprehensive Planning determined that APNs 177-27-390-001 & 177-27-790-001 must be included in the Application and an associated design review will be filed before the expiration date of June 22, 2026.

Design Review

The Applicant is requesting a design review to change the approved design review in WS-20-0171 and to extend the time to commence. The changes from the approved design review are as follows:

	WS-20-0171	Proposed	% Change
Total Building Square Footage	161,627 square feet	135,523 square feet	-16.15%

Building Coverage	84,846 square feet/ 3.9%	85,982 square feet/4.0%	1.34%
Building Height (Building 2)	46'	35'	-24%
Building Height (Building 3)	29'-9"	28'	-6%
Parking Required	240	224	-6.67%
Parking Provided	300	257	-14.34%

The exterior elevations of buildings 2 & 3 are changed. They no longer have the red brick exterior with the slate roof. The exterior is now grayish beige with brick veneer.

Additionally, there are minor changes to the layout/configuration of the Site. The play area/turf area behind Building 1 is moved to the west while the classroom building is moved to the east. They are trading places from the original locations. An additional baseball field is added at the northeast portion of the Site. The tennis courts and basketball courts remain located in the northwest portion of the Site but are now oriented in north-south rows rather than east-west rows. This change allowed for additional space to develop the extra baseball field.

The proposed changes are minor from what was previously approved. The total building square footage is reduced and the number of parking required and provided is reduced. The proposed design review is acceptable as the proposed development remains substantially similar to the previously approved design review while decreasing overall building square footage and maintaining adequate parking.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400078 (UC-24-0521)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT FIRST EXTENSION OF TIME to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

177-28-201-010; 177-28-201-011; 177-28-201-015 through 177-28-201-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback from Las Vegas Boulevard South to 10 feet where 20 feet is the minimum per Section 30.02.11B (a 50% reduction).
b. Reduce the side street setback from Jo Rae Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
c. Reduce the side street setback from Pyle Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
2. a. Reduce the throat depth for the driveway along Jo Rae Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
b. Reduce the throat depth for the driveway along Pyle Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
c. Reduce the departure distance for the driveway along Jo Rae Avenue from Las Vegas Boulevard South to 171 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.23
- Project Type: Multi-family residential development

- Number of Units: 470
- Density (du/ac): 50.93
- Number of Stories: 4 (Building 1)/5 (Building 2)
- Building Height (feet): 60 (Building 1)/70 (Building 2)
- Square Feet: 181,448 (Building 1)/213,052 (Building 2)/394,500 (total)
- Open Space Required/Provided: 47,000/78,800
- Parking Required/Provided: 727/740
- Sustainability Required/Provided: 5/5

Site Plan

The project site is a currently undeveloped 9.23 acre parcel on the east side of Las Vegas Boulevard South and the west side of Giles Street, between Jo Rae Avenue and Pyle Avenue. The approved plans also showed the site will be developed with 2 rectangular shaped multi-family residential buildings. The buildings will mostly run east-to-west with 1 building (Building 1) located in the northern half of the site and another (Building 2) in the southern half of the site. Building 1 was shown to be 181,448 square feet spread across 4 stories and was set back 10.7 feet from the future right-of-way line of Las Vegas Boulevard South, 16.1 feet south of Jo Rae Avenue, and 21.1 feet from Giles Street. Building 1 was shown to contain a 15,000 square foot pool and courtyard in the west side of the building and a 12,500 square foot village green in the eastern side of the building. A parking garage structure was shown to be integrated into the central portion of the building. Building 2 was shown to be 213,052 square feet spread across 5 stories and was set back 10.3 feet from the future right-of-way line of Las Vegas Boulevard South, 16.4 feet north of Pyle Avenue, and 66.6 feet from Giles Street in order to keep the building out of an existing flood control easement that runs through the southeast corner of the site. Building 2 was shown to contain a 17,200 square foot pool and courtyard in the west side of the building and a 24,000 square foot village green in the eastern side of the building. A parking garage structure was also shown to be integrated into the central portion of the building. Buildings 1 and 2 were shown to be separated by at least 57.7 feet. Overall, the site required a total of 727 parking spaces for both buildings with a total of 740 parking spaces provided, which included 16 ADA spaces, 26 installed EV spaces, and 250 EV capable spaces. The parking garages were shown to be controlled access with arm gates within the structures and set back 101 feet from the exterior streets. Access to the site was provided from all 4 exterior streets. A central drive aisle split the site into a northern and southern half and kept the buildings separated. This central drive aisle was shown to be 36 feet to 49 feet wide and accessed Las Vegas Boulevard South in the west and Giles Street in the east through 36 foot wide driveways. Additional access to the site was provided via driveways along Jo Rae Avenue and Pyle Avenue which directly accessed the 2 parking garages. These garage driveways were shown to be 32 feet wide. Parking was provided entirely within the 2 parking garage structures with 740 parking spaces being provided where 727 parking spaces was required. A 6 foot high decorative wrought iron fence was shown on the northeastern and southeastern portions of the site to enclose the open areas. In addition, retaining walls that are 3.5 feet to 6 feet tall were found primarily along the northern edges of the site with such retaining walls running along the northern portions of the site along Las Vegas Boulevard South, Giles Street, and Jo Rae Avenue. No fences were shown on top of the retaining walls.

Landscaping

The approved plans showed most of the landscaping provided will be along the exterior streets located in a 15 foot to 20 foot wide landscaping strip, consisting of a 5 foot wide landscape strip followed by a 5 foot wide sidewalk, and followed by a 5 foot to 10 foot wide landscaping strip due to variations in the setback of the building facades. The trees and landscaping within this landscaping strip were in a single row behind the sidewalk due to sight visibility zones and were generally set 20 feet on center. Along Jo Rae Avenue, Pyle Avenue, and Giles Street, similar 15 foot to 20 foot wide landscaping strips were also provided. Along these streets, the trees and landscaping were staggered on both sides of the sidewalk where sight visibility zones permitted. The trees were shown to be separated approximately 20 feet on center. A total of 80 trees were required along all 4 street frontages with a total of 121 provided.

In terms of required, programmed open space, the site was provided with a total of 78,800 square feet of open space where 47,000 square feet was required. This open space mainly consisted of the pool and courtyard areas in the western portion of the site and the village green areas in the eastern portion of the site. Additional open space areas included fitness centers, great rooms, and sky decks in both buildings. A total of 1,200 square feet of pool area was shown between the 2 buildings representing 3.8% of the total site area.

Elevations

The approved elevations depicted Building 1 as a 4 story, 60 foot high multi-family residential structure with Building 2 being a 5 story, 70 foot high multi-family residential structure. The plans showed the exterior materials of both buildings were primarily stucco finished with foam bands and pop-outs, accepting fiber cement siding, and window treatments along with stucco parapets and a flat roof. The building contained several wall pop-outs and roofline variations. The wall pop-outs and recesses were painted various colors such as clay, beige, and grey. The building was well fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. Additionally, all entrances contained lighting fixtures, double doors, and awnings. There were several balconies located on all facades, particularly on the corners. The parking structures were integrated into the design of the buildings by using similarly colored stucco along with cement and metal accent pieces. The main entrance of Building 1 was primarily on the north side facing Jo Rae Avenue with additional pedestrian access on the south side from the central drive aisle. Building 2 had its main entrance on the south side of the building facing Pyle Avenue with an additional pedestrian entrance on the northern façade facing into the central drive aisle.

Floor Plans

The approved plans showed there are a total of 470 units across 5 different floor plans, with Building 1 containing a total of 220 units and Building 2 containing 250 units. There were 2, one bedroom floor plans spread across the 2 buildings with 1 model being a standard unit and the other being a corner unit. There were a total of 102, one bedroom units in Building 1 with 32 being corner units and 87, one bedroom units with 40 being corner units in Building 2. The standard 1 bedroom unit contained approximately 694 square feet with corner units containing 686 square feet. There were 2, two bedroom models that were split between a smaller model and a larger model. The smaller model contained approximately 934 square feet with there being 57 such models in Building 1 and 94 units in Building 2. The larger 2 bedroom unit contained 1,278

square feet and there were 31 such units in Building 1 and 35 units in Building 2. In addition, there was also a studio model that contained 602 square feet with 64 total units between the 2 buildings. The common spaces primarily included an office, fitness center, yoga studio, pool area, sky decks multi-purpose room, mailroom, and laundry facilities throughout both buildings.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0521:

Comprehensive Planning

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

Public Works - Development Review

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works – Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

There have been no changes in laws, regulations, or policies affecting the site. Additionally, there have not been any significant changes to the area. The Site and the area, in general, are still

planned Entertainment Mixed-Use and zoned Commercial Resort. The corridor along Las Vegas Boulevard in between Silverado Ranch and St. Rose Parkway continues to develop a variety of mixed uses and multi-family residential uses. Therefore, the approved entitlements are still compatible with the area. The applicant also requests the extension be for 3 years as opposed to the standard 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-24-400111 (ZC-1965-04)	Waivers of conditions of a zone change requiring certain setbacks along surrounding street and landscaping	Approved by BCC	November 2024
UC-24-0521	Use permit for a multi-family residential development	Approved by BCC	November 2024
VS-24-0520	Vacation and abandonment for patent easements and portions of various rights-of-way.	Approved by BCC	November 2024
VS-0669-06	Vacation and abandonment for patent easements recorded	Approved by PC	June 2006
ZC-1965-04	Zone change from C-1 to H-1 zoning for a shopping center and condominium tower	Approved by BCC	December 2004
ZC-1963-99	Zone change from R-E to C-2 (reduced to C-1) zoning for a mini-warehouse facility	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & RM18	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area. The Duck Creek Channel is located directly to the east with a small portion to the south of the property.

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.

Public Works - Development Review

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

Staff finds this is the first extension of time for this application and there are no major changes in the circumstances of the surrounding area with major changes in zoning or development. Additionally, there are no new regulations that would have a significant impact on the proposed project. While the applicant has not demonstrated any progress toward completion, staff generally supports the first extension of time given the difficulties of securing financing for multi-family residential projects. Staff can support this request provided the applicant demonstrates significant progress towards completion should another extension of time be required.

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 November 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the 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 applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WIGWAM PARVIN LP

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400078

15A

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

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

Date: 9/9/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101152
ASSESSOR PARCEL #(s): 177-28-201-010, 011, 015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Jo Rae and Pyle

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for an approved multi-family project (UC-24-0521)

PROPERTY OWNER INFORMATION

NAME: Wigwam Parvin Limited Partnership
ADDRESS: 10650 W. Charleston Blvd, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Wigwam Parvin Limited Partnership
ADDRESS: 10650 W Charleston Blvd, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

Signed by:

Property Owner (Signature)*

Reinier Santana, CEO

Property Owner (Print)

6/29/2026

Date

August 4, 2026

VIA EMAIL

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

**Re: Justification Letter – Extension of Time for UC-24-0521
APNs: 177-28-201-010, 011, 015, & 016**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant owns approximately 9.23 acres located at the southeast corner of Las Vegas Boulevard and Jo Rae Avenue. The property is more particularly described as APNs: 177-28-201-010, 011, 015, & 016 (collectively the “Site”). By way of background, on November 20, 2024, the Board of County Commissioners approved UC-24-0521 allowing for the development of a 470-unit multi-family project. The Applicant is requesting a first extension of time.

One of the conditions of approval require the Applicant to commence development within 2 years from the approval date. Due to existing market conditions, the Applicant will not be able to commence within 2 years of the approval date or on or before November 20, 2026. Therefore, pursuant to Title 30.06.06(B)(2), the Applicant is requesting a first extension of time. The standard of review for approving an extension of time is:

Conditions have not substantially changed to warrant a denial. 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.

See Title 30.06.06(B)(2)(ii)(a)(1).

Here, there have been no changes in laws, regulations, or policies affecting the Site. Additionally, there have not been any significant changes to the area. The Site and the area, in general, are still planned Entertainment Mixed-Use (“EM”) and zoned Commercial Resort “CR”. The corridor along Las Vegas Boulevard in between Silverado Ranch and St. Rose Parkway continue to develop a variety of mixed uses and multi-family residential uses. Therefore, the approved entitlements are still compatible with the area.

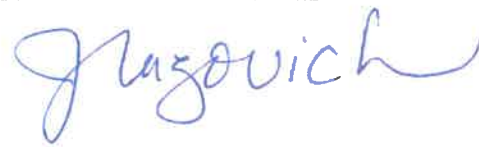
O

The Applicant is respectfully requesting a three-year extension of time.

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



Jennifer Lazovich

JL/ajc/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and Arville street and Schirls Street; and a portion of a right-of-way being Arville Street located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-601-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of public right-of-way and patent easements located within the subject site. The patent easements are being requested to be vacated as they are no longer needed for the development of the parcel, and the vacation of the Arville Street right-of-way is to accommodate detached sidewalks.

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0525	Wavier of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- 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

- 503.2.1.3 Use group R-3 flag lot street widths. The drive aisle leading to one use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: P N II, INC.

CONTACT: KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-26-0525 VS-26-0526

16A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 09/09/2026

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/07/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100628

ASSESSOR PARCEL #(s): 177-07-601-001

PROPERTY ADDRESS/ CROSS STREETS: Eldorado / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 4 lot single family residence

PROPERTY OWNER INFORMATION

NAME: BADI LLC ETAL and ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89134

TELEPHONE: CELL 702-782-0187

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffie

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2163 CELL ACCELA REFERENCE CONTACT ID # 247852

*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)*

Borhan Moradi of Badi LLC

Property Owner (Print)

06-03-2026

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26 100628

ASSESSOR PARCEL #(s): 177 07 601 001

PROPERTY ADDRESS/ CROSS STREETS: Eldorado / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 4 lot single family residence

PROPERTY OWNER INFORMATION

NAME: BADI LLC ETAL and ROOHANI KHUSROW FAMILY TRUST

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffle

ADDRESS: 7265 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702 804 2183

CELL _____

ACCELA REFERENCE CONTACT ID # 247852

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

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

6/2/26
Date

764-A333-001

June 11, 2026

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

RE: *Daylight at Arville 1*
APNs: 177-07-601-001; Approximately 2.05 - Gross Acres
Request for Design Review / Waiver of Development Standards

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located at the southeast corner of Arville and Eldorado with approved zoning of RS20 (2 units per acre). The proposed site is surrounded by residential subdivisions with RS20 zoning.

Design Review:

The proposed site will consist of 4 single-family residential lots on 2.05 gross acres for a density of 1.95 dwelling units per gross acre. There will be landscaping that will comply with 30.04 requirements. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage and will comply with residential standard 30.04.05.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.
- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6" to 24".
 - Multiple offset front facades and roof masses, including hip & shed.

- o Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19'-4" plus a 10" foundation for a total of 20'-2".

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17'-4" plus a 10" foundation for a total of 20'-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5.

Elevations offered:

- **Elevation A – Modern**
 - o Garage door & window recesses, varying from 12" to 24".
 - o Multiple offset front facades and roof masses, including hip & mono-slope.
 - o Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - o Garage door & window recesses, varying from 6" to 12".
 - o Multiple offset front facades, hip roof masses, and stone veneer.
 - o Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
 - o Garage door & window recesses, varying from 6" to 18".
 - o Multiple offset front facades and roof masses, including hip & flat parapet walls.
 - o Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Minimum Lot Size is 20,079 sq ft (gross)/19,494 (Net) and Maximum Lot Size is 26,933 sq ft (gross)/26,933sq ft (Net). Driveways on Arville Street (Lots 3) will provide a circular driveway.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	40' Front setback on public streets
Requested Waiver:	For houses fronting Eldorado, Reduce the front setback to 10' and the livable and side garage setback to 10'. Driveways to be a minimum 20' from property line. For houses fronting Arville, reduce the front setback to 20' and the livable and side garage setback to 20'. Driveways to be a minimum 30' from property line.
Justification:	Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage. This would be consistent with the adjacent area.

2. Title 30.04.08 – Improvement Requirements

Standard:	Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving). Eldorado Lane
Requested Waiver:	Rural Standards for offsite roadways – 32' paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving. Eldorado Lane
Justification:	The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without curb, gutter, detached sidewalks or streetlights and request to maintain that standard within the proposed frontages along Eldorado. This would be consistent with the area.

3. Title 30.04.09B #5 – LOT CONFIGURATION

Standard:	No residential access to a collector street.
Requested Waiver:	To allow residential access to a collector street
Justification:	Allowing residential access to Arville street would be consistent with the existing residences in this area.

If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Eldorado Lane and east of Arville Street within Enterprise. MN/jrkh
(For possible action)

RELATED INFORMATION:

APN:

177-07-601-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback for Lot 4 to 10 feet where 40 feet is required per Section 30.02.04 (a 75% reduction).
 - b. Reduce the front setback for Lot 1 to 10 feet where 40 feet is required per Section 30.02.04 (a 75% reduction).
 - c. Reduce the front setback for Lot 3 to 15 feet where 40 feet is required per Section 30.02.04 (a 63% reduction).
2. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and paving) along Eldorado Lane where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.05
- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,079/26,933 (gross) 19,494/26,933 (net)
- Number of Stories: 1 & 2 story (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20 feet 2 inches to 30 feet 5 inches (proposed single-family residences)/ 20 feet 8 inches (proposed detached RV garage)

- Square Feet: 3,488 to 4,266 (proposed single-story single-family residences)/4,807 to 4,938 (proposed two-story single-family residences)/1,020 (proposed RV garage)

Site Plans

The plans depict a proposed 4 lot single-family residential subdivision on 2.05 acres, resulting in a density of 1.95 dwelling units per acre. Access to Lot 3 is provided from Arville Street to the west, which is a collector street, while access to Lots 1, 2, and 4 is provided from Eldorado Lane to the north, which is a local street. The reductions to the required 40 foot front setback are being requested for multiple lots, specifically proposing a 10 foot front setback for Lots 1 and 4, and a 15foot front setback for Lot 3, which require waivers. A 5 foot wide detached sidewalk is shown along Arville Street, where off-site improvements are proposed to be waived along Eldorado Lane.

Landscaping

The plan depicts street landscaping along Eldorado Lane and Arville Street will be in accordance with Title 30 landscaping requirements.

Elevations

The plans show single-family detached homes comprising three different 1 story models and two 2 story models. The 2 story models are 30 feet 5 inches in height, while the 1 story models range from 20 feet 2 inches in height to 30 feet 5 inches in height. Each model includes 3 different elevations. Each façade provides at least 2 architectural features that may include covered entry, covered patio, variable roofline, and varied building materials.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 2 story models offer livable space between 3,488 and 4,266 square feet. The 1 story model features livable space between 4,807 square feet and 4,938 square feet. The optional detached RV garage is 1,020 square feet.

Applicant's Justification

The applicant states the proposed rural design places, garages and livable areas at distances, that would remain consistent with surrounding development, even if curb and sidewalk improvements were added in the future. They note that nearby subdivisions are built to rural standards without curb, gutter, detached sidewalks, or streetlights, and request to maintain the same frontage condition along Eldorado Lane for compatibility with the area. The applicant also states that allowing Lot 3 to access Arville Street is appropriate, as other existing homes in the vicinity currently take access from this collector roadway.

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-26-0526	A vacation and abandonment for a right-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

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of building setbacks is to prevent excessive building massing, provide adequate buffering between structures, maintain a consistent development pattern, and minimize impacts on neighboring properties. The significant reduction in the front setbacks for three of the proposed four lots would conflict with these objectives and results in a design that is incompatible with the development code. Furthermore, this parcel is in the Neighborhood Protection Overlay. This overlay seeks to preserve the required setbacks for primary structures per Section 30.02.26. Staff finds that these requests represent a self-imposed hardship; therefore, cannot support these requests.

Design Review

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

Staff finds that the architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. The building design includes at least 2 architectural features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. However, the applicant elected to configure the 4 lot subdivision where lot #3 is facing a collector street, rather than pursuing other lot designs that would meet Title 30. This configuration does not comply with Title 30 standards dictating single-family residential access to an arterial or collector street in not permissible; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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 on Arville Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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;
- Applicant to construct a 5 foot asphalt path along Eldorado Lane.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 503.2.1.3 Use group R-3 flag lot street widths. The drive aisle leading to one use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6096 mm) in width and of unlimited length.

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 #0083-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: P N II INC

CONTACT: KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-26-0525 VS-26-0526

17A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 09/09/2026

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/07/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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375 W. San Pedro Avenue, Goodsprings

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

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100628

ASSESSOR PARCEL #(s): 177-07-601-001

PROPERTY ADDRESS/ CROSS STREETS: Eldorado / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 4 lot single family residence

PROPERTY OWNER INFORMATION

NAME: BADI LLC ETAL and ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89134

TELEPHONE: CELL 702-782-0187

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffle

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2163 CELL ACCELA REFERENCE CONTACT ID # 247852

*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)*

Borhan Moradi of Badi LLC

Property Owner (Print)

06-03-2026

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26 100628

ASSESSOR PARCEL #(s): 177 07 801 001

PROPERTY ADDRESS/ CROSS STREETS: Eldorado / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 4 lot single family residence

PROPERTY OWNER INFORMATION

NAME: BADI LLC ETAL and ROOHANI KHUSROW FAMILY TRUST

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffie

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Anelli

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702 804 2183

CELL

ACCELA REFERENCE CONTACT ID # 247852

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(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

764-A333-001

June 11, 2026

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

RE: *Daylight at Arville 1*
APNs: 177-07-601-001; Approximately 2.05 - Gross Acres
Request for Design Review / Waiver of Development Standards

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located at the southeast corner of Arville and Eldorado with approved zoning of RS20 (2 units per acre). The proposed site is surrounded by residential subdivisions with RS20 zoning.

Design Review:

The proposed site will consist of 4 single-family residential lots on 2.05 gross acres for a density of 1.95 dwelling units per gross acre. There will be landscaping that will comply with 30.04 requirements. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage and will comply with residential standard 30.04.05.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.
- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6" to 24".
 - Multiple offset front facades and roof masses, including hip & shed.



- Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19'-4" plus a 10" foundation for a total of 20'-2".

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17'-4" plus a 10" foundation for a total of 20'-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12" to 24".
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6" to 12".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6" to 18".
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
 - Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Minimum Lot Size is 20,079 sq ft (gross)/19,494 (Net) and Maximum Lot Size is 26,933 sq ft (gross)/26,933sq ft (Net). Driveways on Arville Street (Lots 3) will provide a circular driveway.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	40' Front setback on public streets
Requested Waiver:	For houses fronting Eldorado, Reduce the front setback to 10' and the livable and side garage setback to 10'. Driveways to be a minimum 20' from property line. For houses fronting Arville, reduce the front setback to 20' and the livable and side garage setback to 20'. Driveways to be a minimum 30' from property line.
Justification:	Per ordinance 25-900774, front setback for garage to be 20' from back of curb on private streets and 8' for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement. If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage. This would be consistent with the adjacent area.

2. Title 30.04.08 – Improvement Requirements

Standard:	Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving). Eldorado Lane
Requested Waiver:	Rural Standards for offsite roadways – 32' paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.Eldorado Lane
Justification:	The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without curb, gutter, detached sidewalks or streetlights and request to maintain that standard within the proposed frontages along Eldorado. This would be consistent with the area.

3. Title 30.04.09B #5 – LOT CONFIGURATION

Standard:	No residential access to a collector street.
Requested Waiver:	To allow residential access to a collector street
Justification:	Allowing residential access to Arville street would be consistent with the existing residences in this area.

If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-204-013

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0496	Waivers of development standards for walls in conjunction with a proposed single-family residence	Approved by PC	September 2025
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, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Public Use	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
WS-26-0537	Waivers of development standards for off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTPOINT DEVELOPMENT GROUP, INC.

CONTACT: WESTPOINT DEVELOPMENT GROUP, INC., 6350 W. CHEYENNE
AVENUE, LAS VEGAS, NV 89108

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0536 & WS-26-0357

18A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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Date: Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Date: 10/7/26 Time: 9:00 AM

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Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101035

ASSESSOR PARCEL #(s): 177-16-204-013

PROPERTY ADDRESS/ CROSS STREETS: Wigwam Ave. & Gillespie St.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for a 1.93 gross acre single family residential parcel.

PROPERTY OWNER INFORMATION

NAME: Amarathbhai R. Patai

ADDRESS: 1204 Fragrant Spruce Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-739-9033

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Westpoint Development Group, Inc.

ADDRESS: 6350 W. Cheyenne Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89108

TELEPHONE: 702-739-9033

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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)*

Property Owner (Print)

Date



TANEY ENGINEERING

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

July 31, 2026

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

**Re: Wigwam & Gilespie
APR-26-101035
APN: 177-16-204-013
Justification Letter Vacations**

To whom it may concern:

Taney Engineering, on behalf of Westpoint Development; is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north and west of property boundaries of APN: 176-16-601-045

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

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

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

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Wigwam Avenue and west of Gillespie Street within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-204-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Wigwam Avenue where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Gillespie Street where required per Section 30.04.08C.
2. Allow 2 driveways where a maximum of 1 driveway is permitted per Uniform Standard Drawing 222 (a 100% increase)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8485 Gillespie Street
- Site Acreage: 1.93
- Project Type: Off-site improvements and driveways

Site Plan

The plan depicts a proposed single-family residence located at the northwest corner of Gillespie Street and Wigwam Avenue. The residence is centrally located on the site with the front facing east toward Gillespie Street. The applicant previously received a waiver of development standards to increase the height of a proposed decorative wall/fence to 8 feet (3 foot block with 5 foot wrought iron on top) along Gillespie Street within the first 15 feet of the front setback where 6 feet is the maximum allowed. A second waiver was approved for a proposed non-decorative CMU block wall along Wigwam Avenue to 8 feet (6 foot block with 2 foot wrought iron on top). The previous plans indicated the location of the walls/fences would be set back 15 feet from the

property lines along the streets. The location of the walls/fences are now revised to be a minimum of 6 feet from the property lines along the streets. The plans also show 1 circular driveway along Gillespie Street and 1 driveway on Wigwam Avenue where 1 driveway is allowed, which is the subject of a waiver request. Off-site improvements are not proposed, which is also the subject of a waiver.

Landscaping

The landscape plan indicates a 6 foot landscape strip will be provided along the frontage of each street.

Applicant's Justification

The applicant requests to waive requirements for curb, gutter, detached sidewalk, streetlights, and partial pavement on both streets. The reason is that the area has rural standards and adjacent areas also lack these improvements, so waiving them maintains consistency and neighborhood character. The applicant also requests multiple driveways to impact access, circulation, and safety without negatively impacting surrounding infrastructure. The proposal aligns with the neighborhood's architectural, cultural, and environmental characteristics.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0496	Waivers of development standards for walls in conjunction with a proposed single-family residence	Approved by PC	September 2025
ZC-1026-05	Zone change from R-E to R-E (RNP-1) zoning for 3,800 parcels	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-26-0536	A vacation and abandonment of 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

Public Works - Development Review

Waivers of Development Standards

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

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #2

Staff has no objection to allow 2 residential driveways, as the request has no direct impact on any improvements or within the public right-of-way and is consistent with the surrounding residential properties. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

Department of Aviation

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

Staff Recommendation

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

- 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

- Applicant to construct a 5-foot asphalt path along Wigwam Avenue and Gillespie Street.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0084-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTPOINT DEVELOPMENT GROUP, INC.

CONTACT: WESTPOINT DEVELOPMENT GROUP, INC., 6350 W. CHEYENNE AVENUE, LAS VEGAS, NV 89108



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0537

19A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101035

ASSESSOR PARCEL #(s): 177-16-204-013

PROPERTY ADDRESS/ CROSS STREETS: Wigwam Ave. & Gillespie St.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for a 1.93 gross acre single family residential parcel.

PROPERTY OWNER INFORMATION

NAME: Amarathbhai R. Patai

ADDRESS: 1204 Fragrant Spruce Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89123

TELEPHONE: 702-739-9033

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Westpoint Development Group, Inc.

ADDRESS: 6350 W. Cheyenne Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89108

TELEPHONE: 702-739-9033

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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.

Property Owner (Signature)*

Property Owner (Print)

Date

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>

06/24/2025



TANEY ENGINEERING

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

August 11, 2026

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

Re: Wigwam & Gilespie
APR-26-101035
APN: 177-16-204-013
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Westpoint Development is respectfully submitting justification for Waiver of Development Standards, for an existing 1.93 gross acre, 1-lot single-family residential subdivision.

Existing Single-Family Residential Subdivision

The subject site is 1.93 gross acres and located north of Wigwam Avenue and west of Gilespie Street. The lot has a square footage of 84,070.8. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within a RNP/NPO Overlay District. We are not modifying the Zoning or Master Plan Amendment at this moment.

Wigwam Avenue and Gilespie Street will stay in their rural conditions as they have been. The applicant is planning to waive offsite improvements. There will be 2 (two) driveways on Gilespie Street and 1 (one) driveway on Wigwam Avenue.

A 6-foot landscape buffer will be added to the perimeter of the proposed subdivision.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
North (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
South (Undeveloped)	Public Use (PU)	Residential Single-Family 20 (RS20)
East (Being Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)



West (Developed)	Ranch Estates Neighborhood (RN) (NPO)	Residential Single-Family 20 (RS20)
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Narrative – NRP/NPO Overlay District

Development Proposal Compliance with RNP/NPO Overlay District Standards Our proposed development aligns with the objectives of the Residential Neighborhood Preservation (RNP) and Neighborhood Preservation Overlay (NPO) Districts. These districts aim to maintain and enhance the unique architectural, cultural, historical, and environmental characteristics of existing neighborhoods, areas, sites, and structures. By adhering to these guidelines, our project contributes to the preservation of the physical attributes that define the neighborhood's identity.

Waiver of Off-Site Improvements

We are requesting a waiver for off-site improvements, specifically concerning the surrounding area. This request is based on the project's adherence to the existing neighborhood standards and the preservation of its character.

Waiver of Development Standards – Wall Height

A waiver is requested to allow an 8-foot CMU wall to be located within 6 feet of the property line. This wall was previously addressed under application WS-25-0496; however, the wall location has since been revised. Under the previous application, the wall was located farther into the subject property and therefore did not require the same consideration for its proximity to the property line.

With the current proposal, the 8-foot CMU wall is being relocated to within 6 feet of the property line. The waiver is therefore requested to allow the proposed wall height at its revised location. The proposed wall will provide the necessary separation and screening for the site while maintaining the intended design of the property. Approval of this waiver will allow the previously considered 8-foot wall to remain in the proposed location while accommodating the revised site layout.

Waiver of Development Standards – Off-Site Improvements (Wigwam Avenue)

This request is to waive Section 30.04.08.C requiring full off-site improvements on Wigwam Avenue to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with a RNP/NPO overlay district and situated in an area

where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, streetlights and partial paving

Waiver of Development Standards – Off-Site Improvements (Gilespe Street)



This request is to waive Section 30.04.08.C requiring full off-site improvements on Gilespie Street to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with a RNP/NPO overlay district and situated in an area

where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, streetlights and partial paving.

Waiver of Development Standards- Driveway Access

The applicant respectfully requests a waiver from Uniform Standard Drawing 222 to permit three (3) driveways in lieu of the single driveway typically required. This request is necessary due to the site's unique configuration, which includes three separate buildings requiring independent and practical access. In addition, the applicant seeks to provide access from Gilespie Street to support site circulation, safety, and functionality. Allowing three driveways will ensure adequate ingress and egress for this house, improve internal traffic flow, and enhance overall site accessibility without adversely impacting surrounding infrastructure. Accordingly, approval of this waiver is requested.

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:

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

DESIGN REVIEW for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh
(For possible action)

RELATED INFORMATION:

APN:

177-16-301-020; 177-16-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required landscape buffering along the east boundary of APN 177-16-301-022 to 5 feet where a 10 foot wide landscape buffer was previously approved and a 15 foot wide landscape buffer is required per Section 30.04.02C (a 67% reduction).
2. Allow parking areas for non-residential development within 30 feet of a residential district where not permitted per Section 30.04.06L.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Project Type: Office development
- Number of Stories: 1 (office buildings)/2 (detached garage)
- Building Height (feet): 22 (office building/north parcel)/26 (detached garage/north parcel)/19 (office building/south parcel)
- Square Feet: 4,545 (office building/north parcel)/2,410 (detached garage/north parcel)/3,943 (office building/south parcel)
- Parking Required/Provided: 22/27 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/0

History, Site Plan, & Request

The site was previously rezoned from RS20 to CP via ZC-25-0531 and approved for an office development via WS-25-0532 in September 2025 by the Board of County Commissioners. The previous approval included several waivers of development standards, including reduced buffering and screening and modified residential adjacency standards. As part of this approval, the required landscape buffer along the east property line of the southern parcel (APN 177-16-301-022) was reduced to 10 feet where 15 feet is the standard per Title 30. The applicant is now requesting to further reduce this landscape buffer to 5 feet, requiring additional waivers for reduced buffering and residential adjacency standards.

APN 177-16-301-020 (north parcel)

The site plan depicts a proposed office development accessed via Ford Avenue to the south and Giles Street to the west. The northern parcel features a 2,410 square foot detached garage in the eastern portion, set back 10 feet from the north, east, and south property lines. Parking is located on the west side of the detached garage. A 3 foot max retaining wall with a 6 foot high screen wall and 2 foot high decorative fence on top is proposed along the north and east property lines. The western portion of the northern parcel features a 4,545 square foot office building with a proposed 580 square foot patio cover in the southeastern corner of the building. The building is set back 19 feet from the north property line and 39 feet from the west property line. A trash enclosure and an additional parking space is located on the west side of the building. A 3 foot high screen wall with a 5 foot high fence on top is located west of the building.

APN 177-16-301-022 (south parcel)

A 3,943 square foot office building is located on the southern parcel, set back 15 feet from the east and west property lines, and 49 feet from the south property line. Parking is located on the north side of the building and a trash enclosure is southeast of the building. A 3 foot high screen wall with a 5 foot high fence on top is located south of the building. A 5 foot wide drainage easement is located along the east side of the parcel.

Landscaping

The plans depict street landscape areas, measuring between 10 feet and 19 feet in width along Giles Street and 10 feet in width along Ford Avenue, consisting of large trees, shrubs, and groundcover. Parking area landscaping is provided throughout the site and consists of large trees. Waivers of development standards for reduced landscape buffers were previously approved via WS-25-0532, including reducing the required landscape buffer along the east side of the southern parcel (APN 177-16-301-022) to 10 feet in width where 15 feet is required per Title 30. The landscape buffer in this area is now being reduced to 5 feet in width to accommodate a drainage easement, with the same number of trees as previously approved.

Elevations

The plans depict a 1 story single-family residence on APN 177-16-301-020 (north parcel) that will be converted into an office building measuring up to 22 feet in height with a pitched concrete tile roof. The building consists of a stucco exterior and will continue to maintain a residential appearance. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

Floor Plans

The plans depict an existing 3,022 square foot single-family residence on APN 177-16-301-020 (north parcel) that will be expanded and converted into an office building. The building will be a total of 4,545 square feet with a 580 square foot patio. The interior of the building consists of multiple offices, conference room, storage room, restrooms, and a breakroom. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

Applicant's Justification

The applicant states that a required drainage easement along the east property line of the southern parcel limits the available area for landscaping. A visual buffer will still be maintained, and the site modification ensures proper site drainage and functionality of the development. The same number of trees are still being provided. Adjustments to building placement, orientation, and design elements are also necessary to ensure consistency and provide a cohesive development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0531	Zone change from RS20 to CP zoning	Approved by BCC	September 2025
WS-25-0532	Waivers of development standards and design review for an office development	Approved by BCC	September 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Undeveloped
South	Neighborhood Commercial	CR	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS20	Single-family residential
West	Neighborhood Commercial & Entertainment Mixed-Use	RS20 & CG	Single-family residential & mini-warehouse - currently under construction

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of buffering and screening is to reduce the impacts of uses and activities on less intensive zoning districts, reduce the heat island effect, and mitigate stormwater run-off. Staff recognizes there are some existing site constraints that limit the buffering and screening that can be provided. Staff finds that further reducing the required landscape buffer adjacent to the RS20 zoning district to the east, in addition to not providing the required screen walls, may negatively impact the existing single-family residence on APN 177-16-301-023. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The intent of limiting parking spaces within 30 feet of residential zoning districts, when not separated by a building or otherwise appropriately buffered and screened, is to limit the impact vehicles from a more intense use may have on surrounding single-family residences. For example, the glare of headlights from parking lots during the evening hours that shine into residential yards may create a potential nuisance for residents. Furthermore, the sounds of vehicle engines and people entering and exiting their vehicles also create a potential nuisance. These impacts are compounded by the waiver to further reduce buffering and screening. For these reasons, staff cannot support this request.

Design Review

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

While staff can understand that the proposed site modifications are due to the required location of a drainage easement along the east property line of the southern parcel, staff finds that further reducing the landscape buffer will adversely affect the single-family residence to the east. The site constraints may limit the feasibility of compliance with Title 30 standards, but alternative measures could be provided that would help mitigate the impacts of the site on adjacent residential development. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0284-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JO MCNAMARA

CONTACT: JO MCNAMARA, 8966 SPANISH RIDGE AVENUE, SUITE 100, LAS VEGAS,
NV 89148



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

20A

APPLICATION NUMBER(s): WS-26-0452

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 7:00 PM~~

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

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100439

ASSESSOR PARCEL #(s): 177-16-301-020 & 177-16-301-022

PROPERTY ADDRESS/ CROSS STREETS: Giles St. & Ford Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver for reducing landscaping and design review.

PROPERTY OWNER INFORMATION

NAME: Robert Thomas McNamara & Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-296-7707

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-296-7707

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

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.

Delia Jo McNamara
Property Owner (Signature)*

Delia Jo McNamara
Property Owner (Print)

03/26/2026
Date



TANEY ENGINEERING

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

July 9, 2026

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

Re: Giles & Ford
APR-26-100439
APN: 177-16-301-020 & 177-16-301-022
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of the property owner Jo McNamara, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for modifications to an approved 2-lot commercial office development. The office development was approved through WS-25-0532 and ZC-25-0531. All conditions of the Notices of Final Action for these applications will be adhered to.

Project Information

These approved subject parcels are 1.03 gross-acres total and are located north of Ford Avenue and east of Giles Street. These were 2 existing lots which were not combined but redeveloped to function together. The approved office project functions as a unified development, and the subject parcels are being developed simultaneously. APN 177-16-301-020 is 0.57 acres and APN: 177-16-301-022 is 0.46 acres. Each lot has an existing structure (home) which will be remodeled and slightly expanded to accommodate office use. APN 177-16-301-020 will be the only lot that will have an expansion to the building as well as a detached garage that will have a total of 2,410 square feet. APN 177-16-301-022 will not have an expansion to the existing building.

The site is currently zoned CP (Commercial Professional), with a Planned Land Use of NC (Neighborhood Commercial). This proposed development abuts RNP/NPO to the east.

Giles Street and Ford Avenue will maintain their rural standards. The property will be accessed via two driveways, Giles Street measuring 20-foot street and Ford Avenue having a 15-foot driveway. There will be two gated entrances to the northwest and the other to the south that will be 20 feet from the property line and will be open during business hours. Egress from the driveway along Ford Avenue will be one-way only.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Developed)	NC (Neighborhood Commercial)	CP (Commercial Professional)
North (Undeveloped)	NC (Neighborhood Commercial)	CR (Commercial Resort)



South (Developed)	NC (Neighborhood Commercial)	CR (Commercial Resort)
East (Developed)	RN (Ranch Estates Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)
	NC (Neighborhood Commercial)	
West (Undeveloped)	EM (Entertainment Mixed-Use)	CG (Commercial General)
	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)

Design Review – Sustainability Points

Total Sustainability Points Achieved:

0 points

Narrative of Changes:

1. The wall fronting Giles was originally proposed along the property line; however, the revised design has relocated the wall approximately 10 feet back from the property line.
2. The ADA parking stall and the associated accessible path of on APN: 177-16-301-020 have been revised as part of the updated site design.
3. The trash enclosures located on both the Giles and Ford parcels have been revised to accommodate six trash bins. The enclosure wall fronting the public right-of-way will remain a 3-foot CMU wall with a 5-foot decorative fence mounted above. The walls located behind the trash enclosures, facing the private lots, will be increased to a height of 6 feet and constructed of CMU block.
4. Parking covers/canopies have been added to five parking spaces located at the northeast portion of the north parcel. Additionally, all previously proposed parking covers/canopies on the south parcel have been removed from the revised site plan.
5. The on-site parking curbs located in front of the garage storage areas have been revised as part of the updated site design.
6. The north and east perimeter walls on the north have been revised to consist of a 3-foot retaining wall, a 6-foot screen wall, and an additional 2-foot fence mounted above. This fence will not extend into the front setback.
7. A 5-foot drainage easement has been added along the eastern boundary of the Ford parcel, and the adjacent landscape buffer has been revised to a width of 5 feet. When it was proposed at 10 feet and it required 15 feet.
8. The bike racks have been relocated to the southeast portion of the site. A total of two bike racks are proposed, providing four bicycle parking spaces.
9. The floor plans have been revised for the northern parcel. There will be an Architectural plan with the new floor plans and elevations for APN: 177-16-301-020.
10. The height of the building has changed for the Architecture for APN: 177-16-301-020.

Waiver of Development Standards- Landscape Buffer

A Waiver of Development Standards is hereby requested via Section 30.04.02C to reduce the required landscape buffer along the east property line on the south parcel to five (5) feet. The applicable code requires a 15-foot buffer; however, the buffer has been reduced to 10 feet via WS-25-0532 and due to the introduction of the drainage easement, it is further reduced to 5 feet in the revised design. This reduction is necessary due to the placement of a required drainage easement along the eastern boundary, which limits the available area for



full landscape installation. The proposed five-foot landscape strip will still incorporate appropriate plant materials and design elements to maintain an effective visual buffer while accommodating the drainage infrastructure. The modification ensures proper site drainage and compliance with engineering requirements without compromising the overall aesthetic or functionality of the development. Given these constraints, the reduced landscape width is both reasonable and necessary, and approval of this waiver will not adversely impact adjacent properties or the public welfare while remaining consistent with the intent of the code. there will be the same number of trees provided for this buffer as shown in the current landscape plan.

Waiver of Development Standards – Landscape Buffer Reduction and Parking Adjacent to Residential

This waiver request is to allow a 5-foot-wide landscape buffer adjacent to a residential district where a 15-foot-wide landscape buffer is required pursuant to Sections 30.04.06(L) and 30.04.02(C) of the Unified Development Code (UDC), and to allow parking areas for nonresidential development within 30 feet of an adjacent residential district pursuant to Section 30.04.06(L). The proposed reduction in landscape width is necessary due to a drainage easement occupying the same area. Additionally, a previous waiver approved under WS-25-0532 authorized a 10-foot-wide landscape buffer in lieu of the required 15 feet, establishing precedent for a reduced buffer along this portion of the site.

The requested waivers are warranted due to site-specific constraints and the need to provide an efficient site layout while accommodating required drainage infrastructure. The proposed parking configuration supports adequate on-site parking and circulation, helping to prevent overflow parking onto adjacent residential streets where it could obstruct driveways, create congestion, and negatively affect neighborhood circulation. The reduced landscape buffer and parking layout have been carefully designed to minimize impacts to nearby residential properties while maintaining the functionality of the development.

Furthermore, the waivers remain consistent with the intent of the UDC by providing an appropriate transition between the nonresidential use and adjacent residential properties. Enhanced landscaping, perimeter screening, and thoughtful site design will continue to provide visual buffering and separation while softening the appearance of the parking area. As proposed, the development will maintain compatibility with surrounding land uses, protect the public health, safety, and welfare, and allow for the reasonable development of the property despite the unique site constraints.

Design Review – Office

The architectural design for the project has been revised to reflect changes to the site layout and overall site conditions. As the site plan evolved due to grading, access, and infrastructure requirements, corresponding adjustments to the building placement, orientation, and design elements were necessary to ensure consistency and functionality across the development. The height of the proposed building will be a total of 22 feet which is a 2-foot difference than the previous application. The 22 feet also account for the finished ground. These updates maintain the original design intent while improving compatibility with the modified site configuration, resulting in a cohesive and well-integrated project that responds appropriately to both operational needs and surrounding development.

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

Sincerely,



Susan Florian

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0493-IMANI COLIN LIVING TRUST ETAL & IMANI DARIUSH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce back of curb radius.

DESIGN REVIEW for modifications to a previously approved single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.
JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-301-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side setback for all lots to 4 feet where a minimum of 5 feet is required per Section 30.02.07B (a 20% reduction).
2. Reduce the back of curb radius to 23 feet where a minimum radius of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (an 8% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,335/4,769
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,590 to 2,770

History & Site Plan

The site was previously approved for waivers of development standards and a design review for a single-family residential development via WS-25-0515 and TM-25-500127 in October 2025. The applicant is requesting to modify both previously approved land use applications with an

updated site layout and residential models. A new waiver for reduced setbacks is requested and the approved waiver for reduced back of curb radius is being modified, with the radius changing from 15 feet (previously approved) to 23 feet (proposed). As previously approved, the plans depict a proposed single-family residential development consisting of 16 lots on 2.5 acres with a density of 6.4 dwelling units per acre. Access to the residential development is still granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue to the north per the previous approvals. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16.

Landscaping

The plans depict a street landscape area, consisting of two, 5 foot wide landscape strips provided on each side of the detached sidewalks along Pyle Avenue and Dean Martin Drive. The proposed street landscaping is consistent with the previous approvals (WS-25-0515 and TM-25-500127) and in accordance with Title 30 standards.

Elevations

The plans depict new 2 story model homes with heights measuring up to 26 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including an optional patio cover. Some models feature stone veneer accents on the front elevation.

Floor Plans

The plans depict new 2 story model homes with floor plans ranging from 2,590 square feet to 2,770 square feet. The models feature multiple bedrooms, bathrooms, kitchen, dining room, study, and nook. All models feature attached, 2 car garages.

Applicant's Justification

The reduced curb returns are located at the intersection of the private street and Pyle Avenue adjacent to Lot 1 and Lot 16. The reduced radius is being requested to allow for the minimum 12 foot separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns since there are only 16 proposed lots within the subdivision. Traffic speeds on Pyle Avenue should be very low as the driveway is located just over 135 feet away from the intersection of Pyle Avenue and Dean Martin Drive, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection. The reduced interior side setbacks for all lots is necessary to maximize the back of curb radius and to accommodate the proposed models.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700030	Plan amendment from LN to MN	Approved by BCC	October 2025
ZC-25-0513	Zone change from RS20 to RS3.3	Approved by BCC	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0514	Vacation and abandonment of government patent easements	Approved by BCC	October 2025
WS-25-0515	Waivers of development standards and a design review for single-family residential development	Approved by BCC	October 2025
TM-25-500127	Tentative map for a single-family residential subdivision	Approved by BCC	October 2025

Surrounding Land Use

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

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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request to reduce setbacks on all lots within the subdivision is a self-imposed hardship that could be avoided by redesigning the site or the proposed models. The setback reduction may adversely affect future residents of the subdivision. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the elevations and floor plans of the new models are consistent with the surrounding single-family residential development within the surrounding area. The general layout of the subdivision is also consistent with the previous approvals. However, the proposed models are too large for the lots, which is why the waiver for reduced setbacks is required. Since staff is not supporting the waiver for reduced setbacks, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the reduced back of curb radius along Pyle Avenue is acceptable and exceeds what was previously approved. Therefore, staff has no objection to this request.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1 and the 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.
- 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 a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel:

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0493-2026 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEANETTE JEFFERY

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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

21A

APPLICATION NUMBER(s): WS-26-0493 & TM-26-500114

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

~~PLANNING COMMISSION (PC)~~

~~Date: _____ Time: 7:00 PM~~

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

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26 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 Giles Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100670

ASSESSOR PARCEL #(s): 177-29-301-003

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Drive & Pyle Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Design Review & Waiver

PROPERTY OWNER INFORMATION

NAME: IMANI COLIN LIVING TRUST ETAL and IMANI DARIUSH TRS

ADDRESS: 14 Sugarberry Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: GREYSTONE NEVADA, LLC - Parker Sieck

ADDRESS: 6385 S. Rainbow Blvd., Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-208-7812 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RCI Engineering - Amy Graybill - agraybill@rcinevada.com

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: 702-453-0800 CELL 702-453-0800 ACCELA REFERENCE CONTACT ID # 197495

*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.

Dariusz Imani
Property Owner (Signature)*

Dariusz Imani
Property Owner (Print)

05/27/26
Date



July 21, 2026

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

Re: Dean Martin and Pyle - Design Review and Waiver of Development Standards

On behalf of the developer, Lennar Homes, we are submitting justification for a Waiver of Development Standards, Design Review, and Tentative Map for the Dean Martin and Pyle Project (APN 177-29-301-003). This single-family residential subdivision, located on the south west corner of the intersection of Pyle Avenue with Dean Martin Drive is 2.5 gross acres of land and will consist of 16 single family detached home sites. The density will be 6.4 units per acre and lot sizes will range from 3,335 sf to 4,769 sf. Current zoning of RS3.3 will be utilized for the Project.

The following entitlements have been approved for this site on October 8, 2025.

1. TM 25-500127
2. WS 25-0515
3. VS 25-0514
4. ZC 25-0513
5. PA 25-700030

TM 25-500127 will be expunged and replaced with the proposed tentative map. The original Tentative Map included 15.5' radius for the back of curb along Pyle Avenue. In working with CCPW staff to provide a larger back of curb radii the minimum lot width was reduced from 35' on the previous TM to 34'. The change in lot width necessitated a new Tentative Map. VS 25-0514, ZC 25-0513, and PA 25-700030 will remain as previously approved. WS 25-0515 will be expunged and replaced.

Pyle Avenue and Dean Martin Drive will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Both streets will include a 15-foot common element for landscape and detached sidewalks. Lots 1-16 will be accessed via a 39-foot-wide private street with 5-foot sidewalk on one side that terminates in a hammerhead with 30-inch modified roll curb and gutter.

Waiver of Development Standards

WS 25-0515 included 2 waivers. Both waivers are still proposed for the Project with one being modified. Additionally, a third waiver will be requested.

Waiver #1 – Reduced Minimum Back of Curb Radius

The first waiver in WS 25-0515 was to reduce the minimum back of curb radius to 15.5' where 25' is required. This request is to allow for a minimum 23' curb return radius at the intersection of an 80-ft right of way with a less than 60-ft right-of-way, where a 25-ft curb return radius is required per Uniform Standard Drawing #201. RCI has worked with CCPW staff to increase the proposed radius to 23' instead of 15.5' previously requested. The reduced curb returns are located at the intersection of the private street and Pyle Avenue adjacent to Lots 1 and 16. The reduced radius is being requested to allow for the minimum 12-ft separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns due to only 16 lots located beyond that point. Traffic speeds on Pyle should be low as the driveway is located just over 125-ft away from the intersection of Pyle and Dean Martin, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection.

Waiver #2 – Retaining Wall Height

The second waiver in WS 25-0515 was to allow for a 4.5' exposed retaining wall. This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum a 4.5' exposed retaining wall along the east and south boundary of Lot 9. The 4.5' exposed retaining wall is required for the south side and the east side of Lot 9 where 3' is allowed. This request only pertains to lot 9. The Cross Sections are showing 4-feet exposed to the east and south required to allow for positive drainage and a 1 percent minim swale slope on the Pad of Lot 9. The request to 4.5' includes a buffer of 0.5' in the event design review comments during the improvement plan phase of the Project requires additional height for utilities to the Lot or grading constraints.

Waiver #3 – Side Setback (all Lots)

A third waiver has been added to reduce one side setback to 4' where 5' is required per Section 30.02.07B for RS3.3: Residential Single-Family 3.3. To increase the BCR radius from 15.5' to 23' all lot widths were reduced from 35' minimum to 34' minimum. This the additional 1' per lot that was reduced on all Lots was added into Lots 1 and 9 so that the BCR radius could be increased to 23' and still allow for a 12' minimum separate from driveway to BCR. The proposed 25' wide house product will include a 5' side setback on one side and a 4' side setback on the other side to make up the 34' wide lot.

Design Review – Architecture

This request is for a design review for 2 architectural floor plans and elevations. Plan 2590 is a 2-story home with a 2-car garage and will include 3 elevations. The maximum roof height will be 26-feet. Plan 2770 is a 2-story home with a 2-car garage and will include 3 elevations. The maximum roof height will be 26-feet. These two-story detached single-family homes will range from 2,590 square feet to 2,770 square feet in size. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. We will be complying with Section 30.02.25.D.3.iv.a where "In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet." Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering



Chris Zrinyi, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0532-A & A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; 3) alternate driveway geometrics.

DESIGN REVIEW for a proposed single-family residential development on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay.

Generally located south of Maule Avenue and east of Hinson Street within Enterprise. MN/jl/kh
(For possible action)

RELATED INFORMATION:

APN:

177-06-703-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the street landscaping where a 6 foot wide landscaped area is required when offsite improvements are not installed.
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Maule Avenue where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Hinson Street where required per Section 30.04.08C.
3. Increase the width of the driveway for Lot 1 to 40 feet where 28 feet is required per Uniform Standard Drawing 222 (a 43% increase)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4147 W. Maule Avenue
- Site Acreage: 1.99
- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 1.96
- Minimum/Maximum Lot Size (square feet): 20,000/27,777 gross & net
- Number of Stories: Up to 2
- Building Height (feet): Up to 28

Site Plan

The applicant plans to redevelop the site by demolishing the existing structures and subdividing the property into 4 single-family residential lots. The site plan shows proposed Lots 2 through 4 accessed via semi-circular driveways along Maule Avenue, a collector street, and proposed Lot 1 accessed via a 40 foot wide driveway from Hinson Street. The Code restricts residential access along a collector, and Uniform Standard Drawing 222 limits the driveway width for single-family lots to 28 feet. Therefore, the applicant requests waivers to these standards.

Landscaping

Street landscaping is required for new development. The applicant requests to waive the required landscaping.

Elevations

The plans depict 1 and 2 story models with heights measuring 17 feet to 28 feet. Most of the proposed models comply with the requirement for 2 architectural design features on each elevation, however, the rear elevations on some models only have 1 feature.

Applicant's Justification

The applicant states that the orientation of the proposed residences will result in the rear elevations positioned away from public rights-of-way, therefore the lack of 2 architectural design features will not be impactful. They state that the overall design of the residences will be compatible with surrounding neighborhoods, and that their request to eliminate street landscaping and off-site improvements is justified as nearby properties lack these improvements. They add that the proposed lots will include landscaping, although separate from the street landscaping requirements, which will be partially visible from public streets. Although Maule Avenue is a collector street, they state that it primarily serves surrounding rural properties and the proposed driveway access to Maule will not create traffic issues. Their requested driveway width waiver is to accommodate a proposed 3 to 4 car garage on Lot 1.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0534	Design review and waivers of development standards for a 3 lot subdivision	Approved by BCC	October 2023
ZC-1026-05	Rezone from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Street landscaping enhances the perimeter of the project by providing shade, reducing heat island effect, reducing storm water run-off, and improving the appearance of the development. Street landscaping would soften the visual impact of the closely spaced driveway entrances along proposed Lots 2 through 4. Because it is a self-imposed hardship, staff cannot support the request.

Design Review

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

Staff finds that the proposed driveway access along Maule does not align with the intent of the Code. Alternate subdivision design could be considered to reduce the number of entry and exit points onto a collector street, like a private street with a cul-de-sac. Additionally, the proposal could be easily amended to include 1 additional architectural feature to the elevations that do not meet the design standards. The request is a self-imposed hardship that staff cannot support.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the area. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #3

Staff cannot support the request to increase the residential driveway width for Lot 1 on Hinson Street. The wider driveway would exceed the maximum allowed width and could lead to additional conflicts between vehicles.

Department of Aviation

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

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

Staff Recommendation

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:

- All elevations shall comply with the architectural design requirements;
- 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

- Comply with approved drainage study;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Maule Avenue and Hinson Street.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.:
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0318-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
Schmann at Clark County Comprehensive Planning

Revised 6/2/26



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100766

ASSESSOR PARCEL #(s): 177-06-703-001

PROPERTY ADDRESS/ CROSS STREETS: Maule & Hinson SEC

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, Trustee of A & A Revocable Living Trust

ADDRESS: 10785 W. Twain Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Dr. Suite 141

CITY: Henderson STATE: NV ZIP CODE: 89104

TELEPHONE: 702-883-5309 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

Hamid Moradi
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

04-30-2026
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100766

ASSESSOR PARCEL #(s): 177-06-703-001

PROPERTY ADDRESS/ CROSS STREETS: Maule & Hinson SEC

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Darius Imani, Trustee of Imani Colin Living Trust

ADDRESS: 10785 W. Twain Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: DR Horton

ADDRESS: 1081 Whitney Ranch Dr. Suite 141

CITY: Henderson STATE: NV ZIP CODE: 89104

TELEPHONE: 702-883-5309 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____ RCI # 217076

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

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

Darius Imani

Property Owner (Signature)*

Darius Imani

Property Owner (Print)

04-30-2026

Date



TANEY ENGINEERING

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

August 13, 2026

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

Re: Maule & Hinson SEC
APR-26-100766
APN: 177-06-703-001
Justification Letter WS

To whom it may concern:

Taney Engineering, on behalf of D R Horton, is respectfully submitting justification for Waiver of Development Standards, and a Design Review for a proposed 2.04 gross acre, 4-lot single-family residential subdivision. This application has a Parcel Map in process; the application number is MSM-26-600027.

Proposed Project

The subject site is 2.04 gross acres and located south of Maule Avenue and west of Hinson Street. The proposed project is requested to allow for the development of a 4-lot single-family residential subdivision with a density of 1.96 dwelling units per acre. The lots range in size from 20,000 square feet (20,000 net square footage) to 27,777 square feet (27,777 net square footage), with an average lot size of square feet (22,239 net square feet). The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood) and it is in an RNP/NPO Overlay District.

Maule Avenue and Hinson Street will stay in their rural conditions. Lot 1 will be accessed through Hinson Street and Lots 2-4 will be accessed through Maule Avenue.

No landscaping is proposed on Maule Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
South (Developed)	Ranch Estates Neighborhood (RN-Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)



East (Developed)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN- Density: up to 2 du/ac)	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Street Landscaping

A Waiver of Development Standards is requested for Section 30.04.01(D)(7)(i) is requested to waive the required landscaping for the subject site along Hinson St. and Maule Avenue. The surrounding area contains little to no existing landscaping, and the proposed request is consistent with the established character and development pattern of the vicinity. Lots will also be facing the street and will have some type of landscaping on the property when it is built. Due to the existing conditions of the area, the absence of landscaping will not create visual incompatibility or negatively impact adjacent properties. The request will not adversely affect public health, safety, or welfare, and the overall site design will remain cohesive and compatible with the surrounding development.

Waiver of Development Standards- Lot Orientation Along a Collector Street

This request is to allow three (3) single-family residential lots to front Maule Avenue, a designated collector street, where Title 30, Section 30.04.09.B.5 and B.6 require single-family residential lots to face into a subdivision or front a local street rather than a collector street.

The applicant respectfully requests approval of a waiver to permit three (3) single-family residential lots to front Maule Avenue. The subject property is located within the Rural Neighborhood Preservation (RNP) Neighborhood Preservation Overlay (NPO), where the existing development pattern is characterized by rural residential lots with direct frontage along roadways rather than conventional suburban subdivisions with internal local streets.

Although Maule Avenue is classified as a collector street, this portion of the roadway functions as a low-volume rural corridor with limited through traffic. The roadway primarily serves surrounding rural residential properties, and traffic volumes are substantially lower than those typically associated with urban collector streets. As a result, the proposed lot orientation will not create adverse traffic operations or negatively affect public safety.

The requested waiver is consistent with the existing character of the surrounding neighborhood and preserves the rural development pattern intended within the RNP/NPO Overlay. Constructing an internal local street solely to reorient three lots would be inconsistent with the established rural character of the area, would introduce unnecessary infrastructure, and would result in additional site disturbance without providing corresponding public benefit.

The proposed lots will comply with all other applicable development standards, and the driveway locations will be designed to meet Clark County sight distance and access requirements. The request represents a minor deviation from the subdivision design standards while maintaining compatibility with adjacent development and preserving the intent of the Rural Neighborhood Preservation Overlay.

For these reasons, the applicant respectfully requests approval of this waiver.

Waiver of Development Standards – Off-Site Improvements



This request is to waive Section 30.04.08.C requiring full off-site improvements on Maule Avenue and Hinson Street to include curb, gutter, detached sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and with an RNP/NPO Overlay District and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, or streetlights.

Design Review- Lot Orientation Along a Collector Street

This request is to allow three (3) single-family residential lots to front Maule Avenue, a designated collector street, where Title 30, Section 30.04.09.B.5 and B.6 require single-family residential lots to face into a subdivision or front a local street rather than a collector street.

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For these reasons, the applicant respectfully requests approval of this waiver

Design Review- Architecture

The proposed Design Review consists of three residential floor plans with a variety of architectural elevations designed to provide visual interest and compatibility throughout the development. Plan 3875 is a one-story model featuring Modern Farmhouse, Prairie, Mid-Century Modern, and Modern Prairie architectural styles. The height will be a foot greater than the highest point on the elevations for the finished ground. Plan 4425 is a two-story model offering Elevation A, Elevation B, and Elevation C variations, while Plan 4650 is a one-story model also consisting of Elevation A, Elevation B, and Elevation C options. Each residence includes a four-car garage, EV charging capabilities, and driveways designed to accommodate a minimum of two additional vehicles. The proposed homes are designed to comply with all applicable development standards, including the



requirement for a minimum of two decorative features per façade, ensuring high-quality architectural design and enhanced streetscape character throughout the project.

The applicant respectfully requests a waiver of Title 30, Section 30.04.05.E.2, which requires a minimum of two architectural features on each building façade. The proposed residential units provide the required architectural articulation on all visible elevations; however, the rear elevation includes one architectural feature rather than the required two.

This request is justified because the rear elevations of the proposed homes will not be readily visible from any public right-of-way or common area. The rear of each home is oriented toward adjacent residential lots, where the neighboring homes will effectively screen and obstruct views of these elevations. As a result, the rear façades will not contribute to the public streetscape or overall visual character of the development.

The proposed architectural design maintains a cohesive and high-quality appearance throughout the community, with enhanced articulation provided on the front and side elevations that are visible from the public realm. Granting this waiver will not adversely impact the surrounding neighborhood or diminish the architectural quality of the development, as the reduced articulation on the rear elevation will not be perceptible to the public due to the orientation of the homes and the presence of adjacent residential structures.

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

Sincerely,

Susan Florian
Land Planner

ENTERPRISE TAB BUDGET REQUESTS 2026-2027

Parks/RPM

Comprehensive Planning will share the findings of the Parks Master Plan with the Town Board when it is completed and approved by the Board of County Commissioners. The Parks Master Plan identifies gaps in facilities needed to bring the parks level of service to an acceptable level and makes suggestions on needed facilities to fill the gaps. The goal for getting the plan finalized and approved by the BCC should occur this Fall.

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025.
- Fund at least one additional park.
 - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Updated estimate will be added to CIP list
 - Fund the park
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
 - Updated estimate will be added to CIP list
 - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
 - Updated estimate will be added to CIP list
 - Fund the park.

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
 - ADD to work plan.
 - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
 - Many areas of Enterprise are connected via electrical transmission easements.
 - Obtain permission to use electrical transmission easements for multi-modal trails.
 - Identify funding sources for the multi-modal trail system.
 - Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
 - Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

One cannot simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027

Public Works

Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.
- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100

- Install a traffic signal at the intersection of Silverado Ranch Blvd and Valley View Blvd.
- Valley View Blvd is mostly a two-lane road currently.
- RTC diagram 244.12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternate north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley View From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027

Public Works Continued

Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
 - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

ENTERPRISE TAB BUDGET REQUESTS 2026-2027

Public Works Continued

Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.
- Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
 - The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.
 - Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
 - Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Background Information Regarding Advanced Planning for Additional/Expanded Arterials:

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

Two Requested Items for Discussion with Public Works:

1) Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
 - Warm Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks

- Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
- Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

□

2) **Update rural road standards:**

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

Public Works 8 priorities ETAB 2025 capital budget items

Public Works Enterprise TAB Meeting: 08/20/2026

Public Works has 8 priorities:

- **Install S Island at Silverton southeast entry/exit on Dean Martin Dr.:**
See print out.
- **Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100:**
A portion of Valley View was bid with Warm Springs. We will look to add remaining portion to CIP for out years
- **Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch:**
See attached exhibit., Speed reduced to 35 mph in 2024. Will restudy speed and check accidents
- **Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**
Will look to add to out years of CIP
- **Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**
Will look to add to out years of CIP
- **Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessouri St.**
The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)
- **Build full off-sites for Cougar Ave from Rainbow Blvd to Montessouri St.:**
See above update for Wigwam.
- **Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.:**
Warm Spring Road, from Decatur Boulevard to Dean Martin Road, and Valley View Boulevard, from Windmill Lane to Maule, are under construction. We expect to complete this work in six months.