ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center
9855 Gilespie Street
Las Vegas, NV 89183
November 24, 2026
6:00pm

AGENDA

Note:

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

Board/Council Members:	David Chestnut, Chair	Barris Kaiser, Vice Chair
	Kaushal Shah	Chris Caluya
	Andy Toulouse	
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.

III. Approval of Minutes for November 10, 2026. (For possible action)

IV. Approval of the Agenda for November 24, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **SDR-26-0680-WEST HENDERSON HOSPITAL MEDICAL CENTER, LLC:**
SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, static); 2) wall signs; 3) directional signs; 4) canopy sign; and 5) modify residential adjacency standards for signs in conjunction with an existing medical center on 2.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Schirlls Street and north of Cactus Avenue within Enterprise. JJ/rp/cv (For possible action) 12/15/26 PC

2. **VS-26-0689-CHURCH THE ROCK:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and Mohawk Street and Edmond Street; a portion of a right-of-way being Pebble Road located between Mohawk Street and Edmond Street; and a portion of a right-of-way being Edmond Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/cv (For possible action) 12/15/26 PC

3. **WS-26-0688-BUTLER LP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce building separation in conjunction with an existing single-family residence on 2.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Pyle Avenue and west of Placid Street within Enterprise. MN/tpd/cv (For possible action) 12/15/26 PC

4. **DR-26-0691-MEQ-CACTUS & RAINBOW, LLC:**
DESIGN REVIEW for a commercial development on 0.69 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/dd/cv (For possible action) 12/16/26 BCC

5. **ET-26-400112 (ZC-23-0639)-SCW DIAMOND, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.25 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/cv (For possible action) 12/16/26 BCC

6. **VS-26-0712-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and Rogers Street and Arville Street within Enterprise (description on file). MN/jud/cv (For possible action) 12/16/26 BCC

7. **WS-26-0711-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Badura Avenue and west of Arville Street within Enterprise. MN/jud/cv (For possible action) 12/16/26 BCC

8. **TM-26-500149-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Badura Avenue and west of Arville Street within Enterprise. MN/jud/cv (For possible action) 12/16/26 BCC

9. **WS-26-0668-ZUFFA RE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow a non-decorative fence; 4) eliminate on-site trash enclosures; and 5) waive full off-site improvements.
DESIGN REVIEW for a temporary parking lot on 4.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Rafael Rivera Way and west of El Camino Road within Enterprise. MN/hw/cv (For possible action) 12/16/26 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: December 9, 2026

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Silverado Ranch Community Center – 9855 Gilespie Street
Clark County Government Center – 500 S. Grand Central Pkwy
https://notice.nv.gov

Enterprise Town Advisory Board

November 10, 2026

MINUTES

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

Roxy Pais-Evia, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for October 14, 2026 (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for October 14, 2025.
Motion **PASSED** (4-0)/ Unanimous.

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

Related applications to be heard together:

2. PA-26-700045-DIAMOND DECATUR LIMITED:
3. ZC-26-0647-DIAMOND DECATUR LIMITED:
4. VS-26-0646-DIAMOND DECATUR LIMITED:
5. WS-26-0648-DIAMOND DECATUR LIMITED:

13. ET-26-400098 (ZC-23-0548)-LV BARBARA, LLC:
14. ET-26-400099 (ZC-23-0550)-LV BARBARA, LLC:

15. ZC-26-0623-ZSKSMAZ TOWNSHIP FAMILY TRUST, ET AL:
16. VS-26-0625-COUNTY OF CLARK (AVIATION:
17. WS-26-0624-COUNTY OF CLARK (AVIATION):
18. TM-26-500137-COUNTY OF CLARK (AVIATION):

19. ZC-26-0651-SOUTHERN HIGHLANDS INVEST PTNRS:
20. UC-26-0652-SOUTHERN HIGHLANDS INVEST PTNRS:
21. TM-26-500138-SOUTHERN HIGHLANDS INVEST PTNRS:

Motion by David Chestnut
Action: APPROVE agenda for November 10, 2026, 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)

TAB Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two year (2 year) term beginning January 2027.

Applications due by 5:30 p.m. November 14, 2026, and are available on the County's Board and Commissions page. For questions, reach out to the Administrative Service Department at AdministrativeServices@ClarkCounty NV. gov or 702-455-3530.

VI. Planning & Zoning

1. **ET-26-400101 (WS-23-0881)-CHARTAN HOUSE ESTATE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/tpd/cv (For possible action) **11/17/26 PC**

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

2. **PA-26-700045-DIAMOND DECATUR LIMITED:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Urban Neighborhood (UN) on 3.44 acres. Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise. JJ/md (For possible action) **11/17/26 PC**

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

3. **ZC-26-0647-DIAMOND DECATUR LIMITED:**
ZONE CHANGE to reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise (description on file). JJ/md (For possible action) **11/17/26 PC**

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

4. **VS-26-0646-DIAMOND DECATUR LIMITED:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive and between Le Baron Avenue and Pyle Avenue; a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Ullom Drive; and a portion of right-of-way being Ullom Drive located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/hw/cv (For possible action) **11/17/26 PC**

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

5. **WS-26-0648-DIAMOND DECATUR LIMITED:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** reduce security gate throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 3.44 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise. JJ/hw/cv (For possible action) **11/17/26 PC**

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

6. **UC-26-0618-ADANI TRUST & ADANI ORLY TRS:**
USE PERMIT to allow a daycare in conjunction with a single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Badura Avenue and west of Procyon Street within Enterprise. MN/ji/cv (For possible action) **11/17/26 PC**

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

7. **UC-26-0650-RUSSELL, DAREL:**
USE PERMIT for an accessory living quarters on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/rp/cv (For possible action)

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **FAILED** (1-3) /Kaiser, Caluya & Toulouse - Nay

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-1) /Chestnut - -Nay

8. **VS-26-0343-PN II INC:**
AMENDED VACATE AND ABANDON a portion of right-of-way being Arville Street (previously noticed as easements of interest to Clark County) located between Mardon Avenue and Eldorado Lane within Enterprise (description on file). MN/ji/cv (For possible action) **11/17/26 PC**

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

9. **VS-26-0620-TENAYA DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/dd/cv (For possible action) **11/17/26 PC**

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

10. **VS-26-0629-DRP GREENBOUGH 73, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Windmill Lane and Camero Avenue within Enterprise (description on file). JJ/hw/cv (For possible action) **11/17/26 PC**

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

11. **VS-26-0631-MILLROSE PROPERTIES NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and Gomer Road and Gary Avenue (alignment) within Enterprise (description on file). JJ/jl/cv (For possible action) **11/17/26 PC**

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

12. **VS-26-0643-A&A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Andros Road (alignment), and Arville Street and Hinson Street within Enterprise (description on file). MN/ji/cv (For possible action) **11/17/26 PC**

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

13. **ET-26-400098 (ZC-23-0548)-LV BARBARA, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multi-family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located west of Las Vegas Boulevard South and north of Barbara Lane (alignment) within Enterprise (description on file). MN/al/cv (For possible action) **11/18/26 BCC**

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

ET-26-400099 (ZC-23-0550)-LV BARBARA, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** multi-family residential development; **2)** offices; **3)** retail sales and services; and **4)** personal services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow non-standard improvements (landscaping) within a right-of-way; **3)** reduce driveway approach distance; and **4)** reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** multi-family residential development; **2)** commercial development; **3)** alternative parking lot landscaping; and **4)** finished grade. Generally located west of Las Vegas Boulevard South and south of Barbara Lane (alignment) within Enterprise (description on file). MN/al/cv (For possible action) **11/18/26 BCC**

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

14. **ZC-26-0623-ZSKSMAZ TOWNSHIP FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 3.64 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/gc (For possible action)

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

15. **VS-26-0625-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Ullom Drive located between Gary Avenue and Silverado Ranch Boulevard, a portion of a right-of-way being Gary Avenue located between Decatur Boulevard and Ullom Drive, and a portion of a right-of-way being Decatur Boulevard located between Gary Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/sd/cv (For possible action) **11/18/26 BCC**

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

16. **WS-26-0624-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 3.64 acres in a CG (Commercial General) Zone with the Airport Environs (AE-60) Overlay. Generally located east of Decatur Boulevard and south of Gary Avenue within Enterprise. JJ/sd/cv (For possible action) **11/18/26 BCC**

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

17. **TM-26-500137-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 1 commercial lot on 3.64 acres in a CG (Commercial General) Zone with the Airport Environs (AE-60) Overlay. Generally located east of Decatur Boulevard and south of Gary Avenue within Enterprise. JJ/sd/cv (For possible action) **11/18/26 BCC**

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

18. **ZC-26-0651-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify 14.8 acres from an R-2 (Medium Density Residential) Zone to an R-3 (Multiple Family Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located east of Clearview Summit Drive and north of Royal Fortune Drive within Enterprise (description on file). JJ/rk (For possible action)

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning conditions
- No More than 36 units

Per staff conditions
Motion **PASSED** (3-1)/Chestnut-Nay

19. **UC-26-0652-SOUTHERN HIGHLANDS INVEST PTNRS:**
USE PERMIT for modified development standards.
DESIGN REVIEW for a proposed multi-family residential condominium development on 14.83 acres in an R-3 (Multiple-Family Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located northwest of Southern Highlands Parkway and east of Clearview Ridge Road within Enterprise. JJ/hw/cv (For possible action) **11/18/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning conditions
- No more than 36 units
- Landscaping, including trees on each retaining step north of units 1 thru 8
- No blasting
- Construction hours are from 6AM to 5PM

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

20. **TM-26-500138-SOUTHERN HIGHLANDS INVEST PTNRS:**
TENTATIVE MAP consisting of 36 multi-family residential condominium units and common lots on 14.83 acres in an R-3 (Multiple-Family Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located northwest of Southern Highlands Parkway and east of Clearview Ridge Road within Enterprise. JJ/hw/cv (For possible action) **11/18/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning conditions
- No more than 36 units

Per staff conditions
Motion **PASSED** (3-1) /Chestnut-Nay

21. **UC-26-0676-DIAMOND CACTUS, LLC:**
USE PERMIT for a proposed rock crushing and outdoor storage facility on a 3.26 acre site in an IL (Industrial Light) Zone. Generally located east of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jm/kh (For possible action) **12/01/26 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions
- Hours of Operation to be Monday thru Friday, 7AM to 5 PM
- Extension of Time to be a public hearing

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. None

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be Tuesday, November 24, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 9:14 p.m.
Motion **PASSED** (4-0) /Unanimous

12/15/26 PC AGENDA SHEET

1

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-26-0680-WEST HENDERSON HOSPITAL MEDICAL CENTER, LLC:

SIGN DESIGN REVIEWS for the following: **1)** electronic signs (electronic message unit, static); **2)** wall signs; **3)** directional signs; **4)** canopy sign; and **5)** modify residential adjacency standards for signs in conjunction with an existing medical center on 2.09 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Schirlls Street and north of Cactus Avenue within Enterprise. JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:
177-30-801-030

SIGN DESIGN REVIEWS:
1. Allow electronic signs (electronic messaging unit, static) in conjunction with freestanding signs.
2. Allow 3 illuminated wall signs.
3. Allow 4 non-illuminated directional signs.
4. Allow a canopy sign.
5. a. Allow an illuminated wall sign visible from an area subject to residential development where not permissible per Section 30.04.06I.
   b. Allow an illuminated freestanding sign to be located within 100 feet of residential development where not permissible per Section 30.04.06I.

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4220 W. Cactus Avenue
- Site Acreage: 2.09
- Project Type: Signs

History & Site Plan
The subject site was originally approved in November 2025 via UC-25-0695 with plans depicting a medical center consisting of emergency care facility building centrally located on the parcel with access to both Cactus Avenue and Schirlls Street. Today, the medical center building is being

DRAFT

constructed. The proposed signage will be located throughout the site, and visible from the residential development to the north.

Sign Plan

- BG-1: Wall sign consisting of an illuminated and non-illuminated with an overall area of 82 square feet. The sign is located on the south elevation of the building and has an overall height of 5 feet.
- BG-2: Canopy sign consisting of an illuminated area with an overall area of 39 square feet. The sign is located on the south elevation of the building and has an overall height of 3 feet.
- BG-3.1: Wall sign consisting of an illuminated area with an overall area of 37 square feet. The sign is located on the south elevation of the building and has an overall height of 2 feet.
- BG-3.2: Wall sign consisting of an illuminated area with an overall area of 37 square feet. The sign is located on the north elevation of the building and has an overall height of 2 feet.
- DR-1, DR-2, DR-3, & DR-4: Directional signs consisting of non-illuminated sign areas of 4 square feet each, for a total sign area of 16 square feet. These signs are located throughout the site on the north, south, and west with an overall height of 3 feet.
- PY-1: Freestanding sign consisting of an electronic message unit (static display) with a 112-square-foot top cabinet, a 98-square-foot LED display area, and a 77-square-foot bottom cabinet, for a total sign area of 287 square feet has an overall height of 30 feet. The sign is located at the southwest corner of the site.

Tables summarizing the signage area provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding Sign (Electronic messaging unit, static)	0	287	287	287%	0	1	1
Wall	0	156	156	156%	0	3	3
Directional	0	16	16	16%	0	4	4
Canopy	0	39	39	39%	0	1	1

Applicant's Justification

The applicant states that the proposed signage is necessary to provide identification, wayfinding, and emergency access for the approved emergency care facility. The applicant further indicates that the non-compliant directional sign is required to identify the emergency vehicle entrance and that impacts to adjacent residential properties are mitigated through substantial setbacks and buffering from residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0695	Use permit and design review for an emergency care facility	Approved by PC	November 2025
VS-25-0696	Vacation and abandonment of rights-of-way and easements	Approved by PC	November 2025
VS-19-0461	Vacation and abandonment of right-of-way and easements	Approved by BCC	August 2019
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (PCO)	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Retail

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
The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

While the applicant has indicated that the proposed signage is necessary for facility identification and wayfinding, the request includes internally illuminated signage that would be visible from adjacent residential properties. The proposed internally illuminated wall and pylon signs would introduce commercial lighting and visual impacts into an area characterized by residential development. Although the applicant has provided setbacks and buffering, staff finds that the signs would remain highly visible from nearby residences. Additionally, the size and scale of the

proposed signage are not compatible with the established residential character of the surrounding area. Therefore, staff cannot support the 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

- Applicant is advised that signs are not permitted within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WEST HENDERSON HOSPITAL MEDICAL CENTER, LLC
CONTACT: YESCO LLC, 5119 S. CAMERON STREET, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): SDR-26-0680

1A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/25/26

Location: 9855 Gilespie 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: 12/15/26 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

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

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

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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 Gilespie 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
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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

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

RED ROCK
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
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(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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101186
ASSESSOR PARCEL #(s): 177-30-801-030
DR-26-0691
PROPERTY ADDRESS/ CROSS STREETS: 4220 W CACTUS AVE

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review to allow for various signage.

PROPERTY OWNER INFORMATION

NAME: WEST HENDERSON HOSPITAL MEDICAL CENTER LLC
ADDRESS: 367 S GULPH RD
CITY: KING OF PRUSSIA STATE: PA ZIP CODE: 19406
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Chery Ramagano
ADDRESS: 357 S Gulph Road
CITY: King of Prussia STATE: PA ZIP CODE: 19406
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Leblue
ADDRESS: 5119 S. Cameron ST
CITY: Las Vegas STATE: nv ZIP CODE: 891148
TELEPHONE: 702-876-8080 CELL 702-348-7414 ACCELA REFERENCE CONTACT ID # 168828

*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)* | CHERYL K. RAMAGANO Property Owner (Print) | 6-22-2026 Date

September 24, 2026

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Sign Design Review – Justification Update
Applicant: West Henderson Hospital Medical Center LLC
Site Address: 4220 W Cactus Ave
APN: 177-30-801-030
Reference Document: Cactus ER Justification Letter 9.24.2026.doc

To the Clark County Comprehensive Planning Department,

On behalf of West Henderson Hospital Medical Center LLC, YESCO is submitting this application for a sign design review for the property located at 4220 W. Cactus. The 2.09-acre property features 280 linear feet of street frontage on Schrills Ave to the West, and 296 linear feet of street frontage on Cactus Ave to the South. Please accept this letter as formal justification in reference to the file "Cactus ER Justification Letter 9.24.2026.doc".

Zoning Restrictions and Justification for Signage The property in question is zoned as RS-20. Per the Clark County code, no signs are allowed in an RS-20 zoned property, meaning none of our proposed signs are permitted by right. However, West Henderson Hospital Medical Center LLC has an approved land use to operate an ER facility on this site. Due to the critical nature of this emergency care facility, we are requesting these signs to ensure safe and visible routing for patients and emergency personnel.

The proposed signage package includes:

- Four illuminated wall signs.
- Four non-illuminated directional signs.
- One double-sided pylon sign measuring 30' tall by 14' wide.
- The pylon sign is 287 total square feet and features a 7' x 14' double-sided LED display that accounts for 98 square feet.

Compliance with Section 30.04.06.I (Signs Adjacent to Residential) The wall signs facing South comply with Section 30.04.06.1 standards because a street separates the property from the residential area to the South.

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

Sign type BG-3.2, however, does not comply with section 30.04.06.I. We ask for approval of this specific sign despite the non-compliance because it specifically identifies the entrance for emergency vehicles, which is vital for the ER's operations. To mitigate impact, the sign is located over 100 feet away from the residential property to the North.

Additionally, we have ensured generous buffers for the large pylon sign, placing it approximately 250 feet away from the Northern residential property and approximately 280 feet away from the Eastern residential property.

We appreciate your time and consideration of this request. Please contact me should you require any additional information

Respectfully,

Richard Purvis
Account Executive
rpurvis@yesco.com

12/15/26 PC AGENDA SHEET

2

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0689-CHURCH THE ROCK:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and Mohawk Street and Edmond Street; a portion of a right-of-way being Pebble Road located between Mohawk Street and Edmond Street; and a portion of a right-of-way being Edmond Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/cv (For possible action)

RELATED INFORMATION:

APN:
176-24-501-008; 176-24-501-009

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of public rights-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 Pebble Road right-of-way and Edmond Street right-of-way are to accommodate for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900615	Administrative design review to revise UC-19-0465/place of worship	Approved by ZA	October 2026
ET-23-400120 (UC-19-0465)	Second extension of time for place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	October 2023
VS-23-0689	Vacated and abandoned easements government patent easements	Approved by PC	December 2023
ET-21-400139 (UC-19-0465)	First extension of time for place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	November 2021
UC-19-0465	Use permit for a place of worship and waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Zon change to reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Use permit for the installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles and equipment	Approved by PC	May 1999

Surrounding Land Use

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

DRAFT

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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: CHURCH THE ROCK
CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE #200, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0691 VS-26-0689 **2A**

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

TAB/CAC: 9855 Gilespie Street, Las Vegas

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 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

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

WINCHESTER
Allison Acosta, Secretary

[redacted]

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 Cind Horschmann at Clark Coun Com rehensive Plannin

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101420
ASSESSOR PARCEL #(s): 176-24-501-008 & 176-24-501-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easements and 5' feet along Edmond Street and Pebble Road to comply with detached sidewalk requirement.

PROPERTY OWNER INFORMATION

NAME. CHURCH THE ROCK
ADDRESS: 9181 Bradford Hills Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL 702-340-9202

APPLICANT INFORMATION (information must match online application)

NAME. CHURCH THE ROCK
ADDRESS: 9181 Bradford Hills Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL 702-340-9202 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers Attn: Aimee English
ADDRESS: 6765 W. Russell Road Ste#200
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-798-7978 CELL 702-682-7933 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)* CHRISTOPHER TONG Property Owner (Print) 09/30/2026 Date

August 12, 2026

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Reference: Vacation of Patent Easement & 5' of R-O-W Justification Letter for APN# 176-24-501-008 & 009
APR-26-101420

Dear Staff:

On behalf of our client, we are pleased to submit this request for the vacation of the above-referenced parcel easement and right-of-way, located at the southwest corner of Pebble Road and Edmond Street.

We are proposing to vacate Patent Easement No. 1166058, which surrounds the subject parcel and was granted by the Bureau of Land Management. The patent easement was subsequently recorded in the Official Records of the Clark County Recorder's Office as Book 220, Instrument No. 178514.

In addition to the patent easement, we are requesting a vacation of five (5) feet of public right-of-way along Pebble Road and Edmond Street. This portion of right-of-way is no longer needed for the proposed development, including the future detached sidewalk improvements identified as part of the development's improvement plans.

We believe the proposed development and requested vacations are compatible with the surrounding area and consistent with the planned development of the vicinity. Accordingly, we respectfully request approval of the proposed vacation of Patent Easement No. 1166058 and the associated five (5) feet of public right-of-way along Pebble Road and Edmond Street.

Should you have any questions or require additional information regarding this request, please do not hesitate to contact our office at your earliest convenience.

Thank you for your time and consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English
Project Manager

12/15/26 PC AGENDA SHEET

3

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0688-BUTLER LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce building separation in conjunction with an existing single-family residence on 2.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Pyle Avenue and west of Placid Street within Enterprise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
177-28-702-005

WAIVER OF DEVELOPMENT STANDARDS:
Allow a reduced building separation of 2 feet where 6 feet is required per Section 30.02.04 (a 67% reduction).

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 285 E. Pyle Avenue
- Site Acreage: 2.00
- Project Type: Accessory structures
- Building Height (feet): 10
- Square Feet: 320 (single container)/1,600 (overall)

History & Request
The site was originally approved to have 8 accessory structures on the property that would be used for storage. This request (UC-21-0593) was approved with an added condition that the structures be painted to match earth tone colors. Now the plan depicts an existing single-family residence with the existing 8 accessory structures and 5 additional accessory structures being proposed. The previous approval allowed the accessory structures to have 2 feet of building separation. The applicant is now asking to allow the same 2 feet of building separation for the additional accessory structures.

Landscaping
There is no landscaping being proposed with this request.

DRAFT

Elevations
The pictures provided show accessory structures that are 10 feet in height with earth tone colors.

Applicant's Justification
The applicant states that the additional accessory structures are necessary because of their growing storage needs. The subject parcel was previously approved to have a reduced building separation between accessory structures, and this request would align with that approval. For more information, please refer to the justification letter that was provided.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0593	Special use permit and design review for accessory structures	Approved by PC	December 2021
ZC-1026-05	Zone change from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Clark County Public Response Office (CCPRO)
There is an active violation (CE25-32033) for accessory structures without permits.

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.

Staff finds the site has adequate space and enough area to meet the minimum building separation standards per Title 30. The applicant has not provided sufficient justification or enough evidence to show extenuating circumstances for the request. Additionally, staff is concerned that the applicant will continue to add more accessory structures to the property as their need for storage grows. It is for these findings that staff cannot support the 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:

- 1 year to complete the building permit and inspection process if required or the application will expire unless extended with approval of an extension of time.
- 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 is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones. /cv

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK GUYOT
CONTACT: MARK GUYOT, 4295 WAGON TRAIL AVENUE, SUITE B, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0688

3A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 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

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- All meetings are mandatory for ALL applications.
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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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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 Gilespie 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
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

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

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

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

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

WHITNEY
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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100290
ASSESSOR PARCEL #(s): 177-28-702-005

PROPERTY ADDRESS/ CROSS STREETS: 285 E Pyle Ave. Las Vegas NV. 89183

DETAILED SUMMARY PROJECT DESCRIPTION

WS to allow connex box shipping containers for structures for storage with a WS to reduce the space between the shipping containers.
Use permit will allow accessory structures within the front yard. All conex boxes have been corrected to match the earth tones colors that have been priorly approved.

PROPERTY OWNER INFORMATION

NAME: Butler LP
ADDRESS: 251 E Pyle Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89183
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Rhett Butler Marek
ADDRESS: 4295 Wagon Trail Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702.871.9007 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Mark Guyot
ADDRESS: 4295 Wagon Trail Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702.871.9007 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)* | Rhett Marek (Property Owner (Print)) | 09/30/26 (Date)

LVEP LAS VEGAS ENTERTAINMENT PRODUCTIONS

May 1, 2026

Clark County Nevada
Department of Comprehensive Planning
500 S Grand Central Parkway, Box 551741
Las Vegas, NV 89155-17 41

RE: Notice of Violation
Land Use Application
Owner: Butler L P
285 E Pyle Ave
Las Vegas, NV 89183
Parcel #177-28-02-005 (Placid St/ E Pyle Ave)
Permit Application #

Please accept this letter of justification for the Land Use Permit requested for the property at 285 E Pyle Ave, Las Vegas, NV. 89183.

There are five (5) additional Conex Boxes at the previously approved address; they have all been corrected to match the earth-toned color that was previously approved. that are included in the site plan attached, that need the approved permit as storage Conex boxes. These Conex boxes are being used for extra storage of personal items such as old furniture, clothing, Christmas decorations, etc. There are several family members, including extended family, and 3 children in the Las Vegas area who live in rental homes and apartments, and utilize these Conex boxes for extra storage rather than renting commercial storage space. Due to the surrounding area and landscape, there is no aesthetic visual impact from the street view, or on the surrounding neighbors view. Existing containers were approved with a minimum of 2 feet with a prior waiver of development standards. Therefore, we will be requesting a waiver to the separation requirements for each Conex container. Property in Missouri was sold, and items were transported in these Conex boxes. Thank you, and if you need further assistance, please don't hesitate to contact me anytime.

Sincerely,

Rhett Butler Marek
Butler L P
Property Owner

12/16/26 BCC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0691-MEQ-CACTUS & RAINBOW, LLC:

DESIGN REVIEW for a commercial development on 0.69 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:
176-27-823-008

RELATED APNS: 176-27-823-002; 176-27-823-004 through 176-27-823-007; 176-27-823-009; 176-27-823-010

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.69
- Project Type: Commercial building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 4,981
- Parking Required/Provided: 114/135
- Sustainability Required/Provided: 7/7

History & Site Plan
The site was originally approved for a mini-warehouse facility in May of 2017 via ZC-17-0126, with all future development in the eastern half of the site to be reviewed as a public hearing. Since then, nearly all of the shopping center in that area has been developed, and now the applicant is requesting to develop one of the last remaining parcels of the site.

The site plans depict a proposed commercial building centrally located along the east side of an existing shopping center adjacent to Rainbow Boulevard. Access to the site is provided via two commercial driveways; one driveway is located on the southwest corner of the shopping center along Cactus Avenue, and the other driveway is centrally located along the east property line

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adjacent to Rainbow Boulevard. Parking is provided throughout the commercial complex, with new parking spaces for the proposed commercial building being provided directly to the north. A portion of the commercial building features roll-up doors that face north-to-south, but they will still be visible from Rainbow Boulevard, which also necessitates the design review for this project.

Landscaping
The existing landscaping throughout the established shopping center is not changing with this application. The applicant has indicated that the new street and parking lot landscaping associated with their project will be installed per Title 30 standards.

Elevations
The elevations depict the proposed building as being a maximum of 26 feet high and featuring four-sided architecture, with each building face having a mix of variable rooflines, painted steel trim, textured stucco paneling, and storefront windows and doors.

Floor Plans
The floor plans for the proposed building depict three distinct suites, with two suites on the west side of the building designated for retail uses and the suite on the east side of the building designated for vehicle maintenance and repair. The suites on the west side of the building are depicted as empty shells that are separated by a demising wall running from north to south. The vehicle maintenance and repair facility on the east side of the building contains three work bays, a manager's office, and a storage area.

Applicant's Justification
The applicant states that the existing shopping center throughout the rest of the site was approved in phases, and that a design review is necessary with each new addition to the site. The shopping center has an approved drainage study and traffic study, and the building features four-sided architecture that will complement the rest of the site. Additionally, the applicant states that because the shopping center is accessed from two arterial streets, there will be no negative impacts to traffic on any of the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400014 (WS-23-0121)	First extension of time for a waiver of development standards for a restaurant with drive-thru and parking reduction	Approved by PC	April 2026
WS-23-0121	Waiver of development standards for a restaurant with drive thru and parking reduction	Approved by PC	February 2024
DR-22-0228	Design review for a vehicle maintenance (smog testing) facility within an existing shopping center	Approved by BCC	June 2022
TM-19-500116	Tentative map for a commercial subdivision	Approved by PC	August 2019
DR-18-0146	Design review for a shopping center	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1094-17	Vacation and abandonment for right-of-way and easements	Approved by PC	February 2017
WS-0656-17	Waiver of development standards for modified street standards and design review for a restaurant with drive-thru, retail building, convenience store with fueling canopy, and vehicle wash with the first phase of a proposed shopping center	Approved by BCC	September 2017
ZC-0126-17	Zone change to C-2 for a mini-warehouse facility and future commercial development	Approved by BCC	May 2017
MP-1009-02	Specific Plan for Mountain's Edge Master Planned Community	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Open Lands	IL	Water detention basin

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.

Staff finds that the proposed development meets the design standards set forth in Title 30, and that the new businesses that will eventually occupy the suites will support the Master Plan goal 5.1, which encourages the diversification of the economic base in Clark County. For these reasons, 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.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with previously 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 #0038-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MEQ-CACTUS & RAINBOW, LLC
CONTACT: DIONICIO GORDILLO, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0691 **4A**

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 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:*~~

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200 Michael Wendell Way, Searchlight

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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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101714
ASSESSOR PARCEL #(s): 176-27-823-008
PROPERTY ADDRESS/ CROSS STREETS: Rainbow Boulevard and Cactus Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a vehicle maintenance facility and retail space on a pad site of an existing shopping center.

PROPERTY OWNER INFORMATION

NAME: MEQ-Cactus & Rainbow, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503
TELEPHONE: (702) 379-6601 CELL (702) 379-6601

APPLICANT INFORMATION (information must match online application)

NAME: MEQ-Cactus & Rainbow, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503
TELEPHONE: (702) 379-6601 CELL (702) 379-6601 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DG Consultants, Dionicio Gordillo
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 379-6601 CELL (702) 379-6601 ACCELA REFERENCE CONTACT ID # 191488

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)* | Andrew J. Sobel Property Owner (Print) | 2/17/2026 Date

August 16, 2026

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

RE: Design Review for a vehicle maintenance facility and retail use on a pad site of an existing shopping center (APN: 176-27-823-008)

On behalf of MEQ-Cactus & Rainbow, LLC, we are requesting a design review for a proposed 4,981 square foot vehicle maintenance and retail building on an undeveloped pad site within an existing shopping center. The subject parcel is 0.7 acres, zoned CG, and located at the NW corner of Cactus Avenue and Rainbow Boulevard. By way of background, the zoning was originally approved with ZC-17-0126 in May 2017, for a mini-warehouse facility and future shopping center. The original zone boundary amendment requires a design review as a public hearing on final plans for the shopping center. Since the shopping center has been approved in phases, the proposed building has never been approved through any of the following land use requests: 1) WS-17-0656; and 2) DR-18-0146. However, a retail and restaurant building and drive-thru were approved and is still active via WS-23-0121. Attached is a copy of the corresponding staff report and Notice of Final Action. The overall shopping center, including the pad site has an approved drainage study and traffic study. In fact, the proposed building is in compliance with the approved drainage and traffic studies.

The proposed building is entirely consistent with the intent of the CG zoning district and is a typical pad site development in conjunction with shopping centers within Clark County. The request compliant with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional commercial developments to serve residential areas.

Site Plan and Elevations

The site is located at the northwest corner of Cactus Avenue and Rainbow Boulevard which are both arterial streets. The proposed development plan provides cross access and shared parking with the existing shopping center. The off-site improvements, street landscaping, and driveways all exist and are not a part of this request. The primary access to this pad site is from an existing driveway on Rainbow Boulevard. Since access to the site is from two arterial streets, there will be no negative impacts to the surrounding properties.

The proposed building is designed to minimize any potential vehicular conflicts by having sufficient queueing for a vehicle maintenance use. The proposed use is also compliant with all separation requirements from a residential use. The building will have similar architectural elements that provide for a seamless development site and a contemporary style of urban architecture that is compatible with the surrounding area. The building is 20 to 25 feet high with parapet walls and enhanced cornice treatments along all roof lines that provide for variations in roof lines for all elevations. The exterior elevations consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, metal awnings, accent bands and reveal lines. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

Sincerely,

12/16/26 BCC AGENDA SHEET

5

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400112 (ZC-23-0639)-SCW DIAMOND, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; **2)** increase wall height; and **3)** reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.25 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/cv (For possible action)

RELATED INFORMATION:

APN:
177-18-701-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow the service bay door of a vehicle wash to face a street where not permitted per Table 30.44-1.
2. Increase retaining wall height to 4 feet where a maximum of 3 feet is permitted per Section 30.64.050 (a 33.3% increase).
3. Reduce driveway throat depth to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).

DESIGN REVIEWS:
1. A vehicle wash.
2. Increase finished grade up to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 18

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- Square Feet: 2,877
- Parking Required/Provided: 3/3

Site Plan

The application was approved for an automated vehicle wash facility. The site is located at the southeast corner of Wigwam Avenue and Arville Street with ingress and egress to the site being provided by a driveway located at the southwest corner of the site from Arville Street. The plan depicts an emergency crash gate located on the northeast corner of the site from Wigwam Avenue. The facility will consist of 2 buildings; the vehicle wash building and a smaller equipment building with 17 vacuum bays. The vehicle wash building is located in the central portion of the eastern half of the parcel and will have 2 wash bays. Queuing for the facility is on the south side of the vehicle wash building. Vehicles will queue into 2 lines entering the building from the south and exiting from the north side facing the emergency crash gate onto Wigwam Avenue. The vehicle wash building is set back 17 feet from the east property line, 128 feet from the south property line, 82 feet from Arville Street (west property line), and 99 feet from Wigwam Avenue (north property line. The equipment building, vacuum bays and parking are located on the western half of the site. The equipment building is located to the west and northwest of the vehicle wash building with an approximate 8 foot separation between the buildings. The parking spaces are located on the northwestern portion of the site, and the vacuum bays are to the west of the vehicle wash building. The plan depicts the trash enclosure on the southeastern portion of the site.

Landscaping

The approved plans depict a minimum 15 foot wide landscape area located adjacent to the public streets with detached sidewalks with landscaping materials consisting of trees, shrubs, and groundcover. A minimum 17 foot wide landscape area is depicted along the east property line and a minimum 10 foot wide landscape area is depicted along the south property line. Plant material in both landscape areas will consist of trees, shrubs, and groundcover.

Elevations

The approved plans depict that both buildings are 1 story and have pitched roofs consisting of standing seam metal roofing material. The vehicle building has a maximum height of 18 feet, and the equipment building has a height of 11 feet. The exterior of the equipment building consists of stone veneer, smooth face concrete blocks, and accent tiles. The north and south sides of the vehicle wash building will consist of a stone veneer with accent tiles, the wash bay openings, and an aluminum and glass access door. The east and west sides of the vehicle wash building will consist of stone veneer with accent tiles and aluminum and glass windows.

Floor Plans

The approved buildings have a total area of 2,877 square feet. The vehicle wash building has an area of 2,429 square feet and consisting of 2 automated wash bays for vehicles to drive through. The equipment building has an area of 448 square feet with equipment for the vehicle wash facility and storge space.

Signage

Signage was not a part of this request.

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Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900964 (ZC-23-0639):

Current Planning

- Until November 8, 2026, to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; 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.

Listed below are the approved conditions for ZC-23-0639:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb Wigwam Avenue, 35 feet to the back of curb for Arville Street and associated spandrel.
- 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; and 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.

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;

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- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0334-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the operator that was originally in place at the time of the original approvals has since decided not to move forward at this location. Efforts are being made to continue to advance the project. A Development Agreement (ORD-25-901039) has been recorded and the applicant is working to secure a new operator. The applicant states that additional time is needed to complete the civil improvements process. The site is in an area that has a mix of residential, industrial, and commercial uses and conditional in the area have not substantially changed to warrant denial of the request.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-25-901039	Development agreement in conjunction with a vehicle wash	Approved by BCC	September 2026
ADET-25-900964	First extension of time for a use permit with waivers and design review for a vehicle wash	Approved by ZA	December 2025
VS-23-0640	Vacation and abandonment of easements	Approved by BCC	November 2023
ZC-23-0639	Zone change with use permit, waivers, and design review for a vehicle wash	Approved by BCC	November 2023

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CG	Convenience store with gasoline station & undeveloped
South	Neighborhood Commercial	RS20	Undeveloped
East	Neighborhood Commercial	H-2 & RS20	Undeveloped
West	Business Employment	IP	Warehouse complex

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

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

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

In October 2026, a Development Agreement (ORD-25-901039) between the County and the property owner was recorded. The applicant indicates that additional time is needed to complete the civil improvement process and secure a new operator for the site. Staff finds that there has been no substantial changes to this area since the application was originally approved. Additionally, the applicant has made some progress toward the commencement of this project. Therefore, staff can support this request for an extension of time. However, this will be the second extension of time, and the County adopted the Revised Title 30 Development Code since this project was originally approved. Due to the changes to the Development Code, if this project does not commence by the end of this extension, staff will not support any additional requests for more time to commence the project.

Public Works - Development Review
There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 8, 2028 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and this will be the last extension of time application that staff will support.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SCW DIAMOND, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ~~DR-26-0049~~ ET-26-400112 (ZC-23-0639) 5A

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

TAB/CAC: 9855 Gilespie Street, Las Vegas

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 Time: 7:00 PM N/A

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 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 Gilespie 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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101781
ASSESSOR PARCEL #(s): 177-18-701-001

PROPERTY ADDRESS/ CROSS STREETS: Arville & Wigwam, SEC

DETAILED SUMMARY PROJECT DESCRIPTION

The following is a request for 2nd Extensions of Time of ZC-23-0639. This request is to extend the Use Permit, Design Review and Waiver of Standards

PROPERTY OWNER INFORMATION

NAME: SCW Diamond, LLC
ADDRESS: 7251 W. Lake Mead, Ste 112
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: SCW Diamond, LLC
ADDRESS: 7201 W. Lake Mead, Ste 240
CITY: Las Vegas STATE: NV ZIP CODE: 89028
TELEPHONE: 702-644-5800 CELL 702 812-9911 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia, Inc. c/o Melissa Eure
ADDRESS: 1055 Whitney Ranch Dr., Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-435-9909 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)* | Gregory Johnson (Property Owner (Print)) | 10/9/26 (Date)

GCGARCIA

October 19, 2026

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

RE: Request: Second Extension of Time for ZC-23-0639: Special Use Permit, Design Review & Waivers of Development Standards for a Vehicle Wash (automated facility) Arville St & Wigwam Ave, SEC
APN: 177-18-701-001

Dear Jason,

On behalf of our client, SCW Diamond LLC, please accept the attached application for the second Extension of Time for the approved Special Use Permit, Design Review Waivers of Development Standards (ZC-23-0639) for a Vehicle Wash (automated facility). The subject site currently is composed of one parcel of approximately 1.25± acres. The site has a land use designation Neighborhood Commercial (NC) and a zoning designation of Commercial General (CG).

The properties to the south and east also have a land use designation of NC with zoning designations of RS20 to the south and a split of RS20 and H2 to the east. The property to the north and northwest is zoned CG with an existing convenience store with gas pumps on each corner. To the west is IP that is undeveloped, and further west is CG with an existing automotive repair facility (Ted Wiens).

The Special Use Permit and Design Review for a Vehicle Wash (automated facility) is to allow a 2,429 SF carwash consisting of two carwash tunnels, a 448 SF equipment building and vacuums. The Waivers of Development Standards are to allow 1) reduced throat depth to a minimum of 20 FT where 25 FT are required and 2) to allow a retaining wall height up to 3.6 FT where a maximum of 3 FT is allowed. The Special Use Permit, Design Review and Waivers were approved on November 20, 2023, by the Board of County Commissioners. An Administrative Extension of Time (ADET-25-900964) was subsequently approved by the Zoning Administrator on December 3, 2025, extending the commencement deadline to November 8, 2026.

The operator that was originally in place at the time of the original approvals has since decided not to move forward at this location. Since that time, efforts have continued to advance the project. Notably, a Development Agreement (DA-25-901039) was approved by the Board of County Commissioners on September 16, 2026 and recorded on October 1, 2026. However, additional time is still needed to complete the civil improvement process and secure a new operator for the site. Therefore, we respectfully request a two-year Extension of Time to allow sufficient time for these activities to be completed and for the project to proceed in accordance with the approved entitlements.

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

Extension of Time Approval Criteria:
An Extension of Time request is subject to the following approval criteria.

(1) 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.

Conditions have not substantially changed to warrant a denial. The property is in an area that has a mix of residential, industrial and commercial uses located within close proximity to an arterial (Blue Diamond). There have been no new regulations or violations affecting the property.

SUMMARY JUSTIFICATION:
The second Extension of Time will allow the time needed to complete the civil improvement processes and to find a new operator for this location. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

Melissa Eure

Melissa Eure
President

12/16/26 BCC AGENDA SHEET

6

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0712-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and Rogers Street and Arville Street within Enterprise (description on file). MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-306-002

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The proposed vacation is for patent easements which are no longer needed.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-26-500149	A tentative map for an 8 lot single-family residential is a companion item on this agenda.
WS-26-0711	Waivers of development standards for an 8 lot 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.

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Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Drainage study and compliance;
- 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.
- Applicant is advised that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance and home sprinkler requirements.

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

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0691 VS-26-0712

6A

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

TAB/CAC: 9855 Gilespie Street, Las Vegas

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 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:*

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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

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

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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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190 W. Virgin Street, Bunkerville

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(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

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375 W. San Pedro Avenue, Goodsprings

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

WINCHESTER
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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26 100627
ASSESSOR PARCEL #(s): 177 06 306 002

PROPERTY ADDRESS/ CROSS STREETS: Arby / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 8 lot single family residence

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST ETAL and ROOHANI KHUSTROW TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL

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 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)* | Khusrow Roohani (Property Owner (Print)) | 6/2/26 (Date)

764-A334-001

September 24, 2026

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

RE: ***Daylight at Arville 2***
APNs: 177-06-306-002; Approximately 4.07+/- Gross Acres
Request for Vacation

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use item. The project is located at the Northwest corner of the intersection of Arville Street and Arby Avenue.

The proposed vacation is for the patent easements located 3' adjacent to Badura Avenue, 3' adjacent to Arby Avenue, and 33' along the west property line.

If you have any questions please contact me directly at (702) 804-2153.

Cordially,

Wesley T. Petty, PE
Senior Vice President

12/16/26 BCC AGENDA SHEET

7

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0711-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and **2)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Badura Avenue and west of Arville Street within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-306-002

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the front setback to 25 feet where 40 feet is required per Section 30.02.04 (a 38% reduction).
2. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Badura Avenue where off-site improvements are required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arville Street where off-site improvements are required per Section 30.04.08C.
   c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arby Avenue where off-site improvements are 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: 4.07
- Project Type: Single family-residential
- Number of Lots: 8
- Density (du/ac): 1.96
- Minimum/Maximum Lot Size (square feet): 20,010/27,331 (gross)/19,182/27,181 (net)

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- Number of Stories: 1 & 2 (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20 to 31 (proposed single-story)/31 (proposed 2 story)/21 (proposed detached RV garage)
- Square Feet: 3,488 to 4,266 (proposed single-story)/4,807 to 4,938 (proposed 2 story)/1,000 (proposed detached RV garage)/247 to 253 (proposed attached accessory living quarters)

Site Plans

The plans depict a proposed single-family detached residential development with 8 lots. The site plan shows that Lots 1 and 2 will have access to Arby Avenue along the southern portion of the development. Lots 4 and 5 have direct access to Arville Street (a collector street to the east) and immediately to the west are Lots 3 and 6, which are flag lots, and have access to Arville Street. Lastly, Lots 7 and 8 have direct access to Badura Avenue to the north. The applicant is requesting a waiver of development standards to reduce the front setback to 25 feet where 40 feet is required per Code, and a waiver for full off-site improvements.

Landscaping

The plan depicts a 6 foot wide landscape strip along the streets, as required per Title 30 if off-site improvements are not proposed.

Elevations

The plans depict 3 elevations with residential models measuring between 20 feet to 31 feet in height. The proposed models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

Multiple bedrooms, a dining room, living room, kitchen, closets, bathrooms, and an owner's suite are included with the floor plans. All plans also include a 3 car garage in addition to an optional detached recreational vehicle (RV) parking.

Applicant's Justification

The applicant states that the request to reduce the front setbacks to 25 feet is necessary because if the public streets were to ever retroactively install full off-sites, the setbacks would be 30' minimum from the back of curb. This is adequate for the speed zone of 25 miles per hour, which would be the same as a private street. Also, the 25 foot setback would allow every potential homeowner to pick the model of their choosing. The applicant further states the proposed site is adjacent areas built to rural standards 9 (sidewalks, curbs and gutter, or streetlights). Therefore, the request maintains that standard along Badura Avenue, Arville Street, and Arby Avenue.

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Surrounding Land Use

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

Related Applications

Application Number	Request
TM-26-500149	A tentative map for an 8 lot single-family residential is a companion item on this agenda.
VS-26-0712	Vacation and abandonment of patent easements is a companion item on this agenda.

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

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

Waivers of Development Standards #1
Staff finds the request to reduce the front yard setback a self-imposed burden. Several of the models could take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The other model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. 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.

The development conforms with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourages preserving the integrity of

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uniform neighborhoods and compatible in-fill development. However, staff finds that the applicant could design the subdivision and introduce model homes that meet the front setback requirements. Additionally, the required street landscaping could be provided in accordance with the requirements of Title 30. Therefore, staff cannot support the design review.

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.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

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.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Arville Street, Badura Avenue and Arby Avenue.

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 FAA 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.

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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.
- Applicant is advised that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance and home sprinkler requirements.

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 #0135-2027 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

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-26-0691 WS-26-0711

7A

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

TAB/CAC: 9855 Gilespie Street, Las Vegas

Date: 11/24/26

Location: 9855 Gilespie Street, Las Vegas

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~~PLANNING COMMISSION (PC)~~

Date: 12/15/26 Time: 7:00 PM

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26 100627
ASSESSOR PARCEL #(s): 177 06 306 002

PROPERTY ADDRESS/ CROSS STREETS: Arby / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 8 lot single family residence

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NAME: ROOHANI KHUSROW FAMILY TRUST ETAL and ROOHANI KHUSTROW TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL

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 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.

Kh Roohani — Property Owner (Signature)*
Khusrow Roohani — Property Owner (Print)
6/2/26 — Date

GCW
ENGINEERS \ SURVEYORS

764-A334-001

October 20, 2026

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

RE: ***Daylight at Arville 2***
APNs: 177-06-306-002; Approximately 4.07+/- 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 on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located at the Northwest corner of the intersection of Arville Street and Arby Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:
The proposed site will consist of 8 single-family residential lots on 4.07 gross acres for a density of 1.96 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. Landscaping will be in a 1 ft easement outside the residential subdivision block wall. Landscaping will be maintained by homeowners association. 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, which will be 1,000 SF and 20'-8" tall.

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.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	40' Front setback on public streets
Requested Waiver:	Reduce the garage front setback to 25' and the livable and side garage setback to 25'.
Justification:	We would request to reduce the front setbacks to 25'. In the ultimate design if the public streets were to ever retroactively install full off-sites, the setbacks would be 30' minimum from the back of curb. This is adequate for the speed zone of 25 miles per hour, which would be the same as a

private street. The 25 foot setback would allow for every potential homeowner to pick the model of their choosing.

2. Title 30.04.08 – Improvement Requirements

Standard:	Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).
Requested Waiver:	For Arville, Badura and Arby – no full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).
Justification:	The adjacent offsites in the adjacent areas are all rural standards 9, no curb, gutter, detached sidewalks, streetlights, and partial paving.

3. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	40' Front Setback for accessory structures
Requested Waiver:	Reduce the front setback to 25' for accessory structures
Justification:	We would request to reduce the front setbacks to 25'. In the ultimate design if the public streets were to ever retroactively install full off-sites, the setbacks would be 30' minimum from the back of curb. This is adequate for the speed zone of 25 miles per hour, which would be the same as a private street. The 25 foot setback would allow for every potential homeowner to pick the model of their choosing.

We are also submitting the Tentative Map proposing the single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,

Wesley T. Petty, PE
Senior Vice President

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

12/16/26 BCC AGENDA SHEET

8

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500149-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Badura Avenue and west of Arville Street within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-306-002

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Acreage: 4.07
- Project Type: Single-family residential
- Number of Lots: 8
- Density (du/ac): 1.96
- Minimum/Maximum Lot Size (square feet): 20,010/27,331 (gross)/19,182/27,181 (net)

Project Description
The plans depict a proposed single-family detached residential development with 8 lots. The tentative map shows that Lots 1 and 2 will have access to Arby Avenue along the southern portion of the development. Lots 4 and 5 have direct access to Arville Street (a collector street to the east) and immediately to the west are Lots 3 and 6, which are flag lots, and have access to Arville Street. Lastly, Lots 7 and 8 have direct access to Badura Avenue to the north.

Surrounding Land Use

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

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Related Applications

Application Number	Request
WS-26-0711	Waivers of development standards for an 8 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0712	Vacation and abandonment of patent easements is a companion item on this agenda.

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

Analysis
Comprehensive Planning
This request meets the tentative map requirements and standards for approval as outlined in Title 30 and generally matches the plans presented with associated design review. However, staff is concerned that lots fronting onto a collector street may be impacted by noise and other nuisances and safety issues generated by the heavier traffic. Arville Street dead-ends a few miles to the north of the site but extends south to Cactus Avenue, intersecting Blue Diamond Road as well. Even though Arville Street is not fully developed today, it is designated as a collector street in the Master Plan. Therefore, staff is unable to support access to the collector street. Additionally, since staff does not support the related design review; staff is unable to support this tentative map request.

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Arville Street, Badura Avenue and Arby Avenue.

Building Department - Addressing

- No comment.

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

- 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.
- Applicant is advised that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance and home sprinkler requirements.

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 #0135-2027 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

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ~~DR-26-0691~~ TM-26-500149

8A

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

TAB/CAC: 9855 Gilespie Street, Las Vegas

Date: 11/24/26

Location: 9855 Gilespie 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: 12/15/26 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

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 Gilespie 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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26 100627
ASSESSOR PARCEL #(s): 177 06 306 002

PROPERTY ADDRESS/ CROSS STREETS: Arby / Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Waiver of Standards, and Vacation for 8 lot single family residence

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST ETAL and ROOHANI KHUSTROW TRS
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL

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 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)* | Khusrow Roohani (Property Owner (Print)) | 6/2/26 (Date)

764-A334-001

July 21, 2026

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

RE: ***Daylight at Arville 2***
APNs: 177-06-306-002; Approximately 4.07+/- Gross Acres
Request for Tentative Map

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use item.

Project Description:
The project is located on the current parcel with approved zoning of RS20 (2 units per acre). The property is located at the Northwest corner of the intersection of Arville Street and Arby Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Tentative Map:
The proposed site will consist of 8 single-family residential lots on 4.07 gross acres for a density of 1.96 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans with 3 different elevations per plan: the livable square foot range will be from 3,488 - 4,938 sq ft. Available plans are single and 2 stories and have a maximum height of 29'-7" plus a 10" foundation for a total to 30'-5". Minimum Lot Size is 19,455 sq ft (gross)/18,639 (Net) and Maximum Lot Size is 27,883 sq ft (gross)/23,733 sq ft (Net).

If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,

Wesley T. Petty, PE
Senior Vice President

12/16/26 BCC AGENDA SHEET

9

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0668-ZUFFA RE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** allow a non-decorative fence; **4)** eliminate on-site trash enclosures; and **5)** waive full off-site improvements.
DESIGN REVIEW for a temporary parking lot on 4.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Rafael Rivera Way and west of El Camino Road within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:
176-02-501-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Rafael Rivera Way where a 10 foot wide landscape area is required per Section 30.04.01D.
   b. Eliminate street landscaping along El Camino Road where a 10 foot wide landscape area is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where a landscape finger island and 1 tree are required every 6 spaces per Section 30.04.01D.
3. a. Allow a non-decorative fence (chain-link) along Rafael Rivera Way where a decorative fence is required per Section 30.04.03B.
   b. Allow a non-decorative fence (chain-link) along El Camino Road where a decorative fence is required per Section 30.04.03B.
4. Eliminate on-site trash enclosures where trash enclosures are required per Section 30.04.05D.
5. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rafael Rivera Way where such improvements are required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along El Camino Road where such improvements are required per Section 30.04.08C.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

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BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.53
- Project Type: Temporary parking lot
- Fence Height (feet): 8
- Parking Required/Provided: 0/228

Plans & Request

The site is proposed to be paved and stripped to allow a temporary parking lot for the surrounding recreational and avocational/vocational training facilities related to the UFC. The proposed parking lot will contain a total of 228 parking spaces including 6 ADA spaces. No EV chargers are proposed. Additionally, no permanent structures are proposed in conjunction with the parking lot. The site will be fenced along all 4 sides with an 8 foot chain-link fence. The fence will be set back 36 to 58 feet from the exterior property lines. Access to the site will be from El Camino Road. This entrance will be gated and open during the use of the lot. The gate will be set back 36 feet from El Camino Road. No landscaping along both the street and within the parking lot is proposed.

Applicant's Justification

The proposed parking lot will be for intermittent use and will not be utilized more than 12 times a year and no longer than 35 days for each use. This proposed lot will be used for overflow parking when there are movie studio-related events at the Apex facility across El Camino Road. In addition, as a temporary and intermittent use, future development would be required to provide necessary off sites however the extent and design of any future development has not been determined. The utilization of the site will be reviewed over time to determine if conversion to a permanent parking lot would be needed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1348-07	Vacation and abandonment for patent easements and right-of-way - expired	Approved by BCC	February 2008
ZC-0511-01	Zone change from R-E to C-2 for a vehicle sales complex	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Office/warehouse complex
East	Business Employment	IP (AE-60)	Office & recreational facility
West	Business Employment	IP (AE-60)	Avocational & vocational training facility

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

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The CC-215 Beltway is located directly south of the site.

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

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

Waivers of Development Standards #1 & #2
The purpose of street and parking lot landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. In this case, the site is adjacent to Rafael Rivera Way, which is heavily trafficked street. Both properties on each side of the subject site have complementary uses, meaning there is also significant pedestrian traffic between the 2 sites. Currently, both sites to the east and west of the site have significant street landscaping as well. Additionally, the site is proposed to be paved, uncovered lot with no landscaping. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Additionally, the site will act as a large heat sink increasing temperatures in this area significantly. Staff cannot support these requests given the negative impacts the lack of landscaping has on the site and the surrounding area.

Waiver of Development Standards #3
The fences that are the subject of this request are located along both Rafael Rivera Way and El Camino Road. The fences will primarily be used to secure the site from unauthorized uses when not being used for parking. While the site will be used intermittently, more decorative materials could be used for the fencing given there is no stated end date for the use of the site as a parking lot. Additionally, the site is visible from the CC-215 right-of-way and chain-link would be out-of-place for the surrounding area. For these reasons, staff is unable to support this request.

Waiver of Development Standards #4
Trash enclosures are required for non-residential development as the intensity of such development produces a significant amount of refuse that needs to be handled on site. With that said, the proposed use of the site is intermittent or will not produce a significant amount of refuse. As a result, the use of permanent trash enclosure may not be prudent in this case. Staff finds permanent trash enclosures should be provided when the site is developed in a more permanent manner but otherwise can support this request.

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Design Review

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

The design of the parking lot is orderly with wide drive aisles and spaces that meet Title 30 dimensional standards. The height of the fencing is typical for commercial properties, and the gate will remain open during the use of the lot, which should reduce back-up into the right of way. Pedestrian walkways are provided to El Camino Road facilitating pedestrian movement on the site. With that said, staff is concerned regarding the use of non-decorative fencing materials, which are out-of-place for the area. Additionally, the site has no landscaping which could cause the creation of a heat sink in the area and would be detrimental to the surrounding area and the facilitation of pedestrians along the street. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to waive full off-site improvements, as full improvements currently exist in the surrounding 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.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1, #2, #4 and #5, 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:

- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that no outside storage is permitted without additional land use submittals; that 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

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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;
- Right-of-way dedication to include 6 feet for Rafael Rivera Way and the associated spandrel at the intersection of El Camino Road and Rafael Rivera Way;
- 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 Frontage Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant shall enter into a cost participation agreement for future Rafael Rivera Way improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ZUFFA TORREY PINES LANDCO, LLC
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0668

9A

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

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

Date: 11/24/2026

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: 12/16/2026 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 Gilespie 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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100968
ASSESSOR PARCEL #(s): 176-02-501-012

PROPERTY ADDRESS/ CROSS STREETS: Rafael Rivera Way and El Camino Road

DETAILED SUMMARY PROJECT DESCRIPTION

Develop a temporary/intermittent parking lot on an unimproved parcel.

PROPERTY OWNER INFORMATION

NAME: Zuffa RELLC
ADDRESS: 6650 S Torrey Pines Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Zuffa Torrey Pines Landco LLC
ADDRESS: 6650 S Torrey Pines Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut / Nancy Amundsen
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1410 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
	Ike Lawrence Epstein	7/1/2026

October 1, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Revised Justification Letter – Temporary / Intermittent Parking Lot
APN: 176-02-501-012
APR: 26-100968

To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. This parcel consists of 4.53 acres and is located on the west side of El Camino Road, and the north side of Rafael Rivera Way, and is currently undeveloped. Applicant is proposing to utilize the site as overflow parking for events at the Apex Motion Picture facility located across El Camino Road at 6650 El Camino Road.

This use is intermittent and would comply with Air Quality Requirements for unpaved parking lots and/or storage areas utilized for 35 days or less per calendar year as described in Section 92 of the Clark County Air Quality Regulations. The proposed control measures would be 2" milled recycled asphalt and would be coordinated through the Department of Environment and Sustainability, Air Quality Division.

Design Review

As the parcel is undeveloped, a design review for a temporary / intermittent parking lot is required in the Commercial General – CG – zoning district for this permitted use.

Waivers

- Pursuant to 30.04.01(D)(7) – eliminate street landscaping
- Pursuant to 30.04.01(D)(8) – eliminate parking lot landscaping
- Pursuant to 30.04.04(H) – allow the design of the temporary/intermittent parking lot to not meet certain standards such as pedestrian walkways, EV parking spaces, and bicycle parking.
- Pursuant to 30.04.05(D)(5) – eliminate trash enclosures
- Pursuant to 30.04.07(B)(2)(iii) allow temporary lighting fixtures instead of permanent lighting fixtures.
- Pursuant to 30.04.08 eliminate off-site improvements along Rafael Rivera Way and El Camino Road to include curb, gutter, sidewalk, streetlights, and partial paving.
- Allow non-decorative fencing along the street.

Justification

The proposed parking lot would be for intermittent use and, although limited to less than 35 days a year by Air Quality standards, would not be utilized more than 12 times a year. This would be used for overflow parking when there are movie studio-related events at the Apex facility across El Camino Road. In addition, as a temporary and intermittent use, future development would be required to provide necessary off-sites however the extent and design of any future development has not been determined.

Applicant will review the utilization of the site over time to determine if conversion to a permanent parking lot would be needed with the required land use submittal, or if the limited use would be appropriate to continue until full development of the site has been determined.

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

Thank you,

Brown, Brown, and Premsrirut

Nancy Amundsen

Nancy Amundsen