



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

September 30, 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](mailto:chayes70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

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

Barris Kaiser, Vice Chair  
Chris Caluya

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

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

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

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

- III. Approval of Minutes for September 9, 2026. (For possible action)
- IV. Approval of the Agenda for September 30, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

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

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

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

VI. Planning and Zoning

1. **PA-26-700039-USA:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action) 10/06/26 PC

2. **ZC-26-0538-USA:**

**ZONE CHANGES** for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action) 10/06/26 PC

3. **VS-26-0539-USA:**

**VACATE AND ABANDON** a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) 10/06/26 PC

4. **WS-26-0540-USA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements. DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC

5. **TM-26-500124-USA:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC
6. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/rr/kh (For possible action) 10/07/26 BCC
7. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Wigwam Avenue and west of Gilespe Street within Enterprise. MN/rr/kh (For possible action) 10/07/26 BCC
8. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action) 10/07/26 BCC
9. **TA-26-0567-BSR 6276, LLC ET. AL.:**  
**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC
10. **UC-26-0543-USA:**  
**USE PERMIT** for a communication tower and all ancillary equipment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.  
**DESIGN REVIEW** for a proposed communication tower on a portion of 20.0 acres in PF (Public Facility) Zone. Generally located north of Wigwam Avenue and west of Durango Drive within Enterprise. JJ/tpd/cv (For possible action) 10/21/26 BCC

11. **UC-26-0547-USA:**

**USE PERMIT** for a communication tower and all ancillary equipment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.

DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 632.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Starr Avenue and east of Buffalo Drive within Enterprise. JJ/rp/cv (For possible action) 10/21/26 BCC

12. **WS-26-0549-BRETTTHAUER FAMILY TRUST & BRETTTHAUER ERICH & SHARLENE TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) waive full off-site improvements.

DESIGN REVIEW for a proposed 2 lot single-family residential subdivision on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Warbonnet Way and south of Torino Avenue within Enterprise. JJ/tpd/cv (For possible action) 10/21/26 BCC

VII. General Business

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

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

IX. Next Meeting Date: October 14, 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

**September 9, 2026**

### **MINUTES**

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|                 |                                                                                                             |                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Board Members   | David Chestnut, Chair <b>PRESENT</b><br>Kaushal Shah <b>PRESENT</b><br>Andy Toulouse <b>EXCUSED</b>         | Barris Kaiser, Vice Chair <b>PRESENT</b><br>Chris Caluya <b>EXCUSED</b> |
| Secretary:      | Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>         |                                                                         |
| County Liaison: | Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.gov">TLH@clarkcountynv.gov</a> <b>PRESENT</b> |                                                                         |

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

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

Lorna Phegley, Comprehensive Planning

#### II. Public Comment

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

- None

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

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 10, 2025.

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

2. **PA-26-700039-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
3. **ZC-26-0538-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
4. **VS-26-0539-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
5. **WS-26-0540-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
6. **TM-26-500124-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
18. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
19. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
20. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:

Related applications to be heard together:

8. WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC:
9. DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC:
10. VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:
11. DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:
12. ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:
13. ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:
14. DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:
16. VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
17. WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

#### V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Town Advisory Board application:**
    - Clark County is looking for residents of unincorporated towns who want a direct hand in shaping their community's future by serving on a local advisory board for the next two years.
    - Applicants must be eligible to vote, live within the boundaries of the Town Advisory Board (TAB they are applying for, and attend required training
    - Applications are due by 5:30 p.m., Nov. 14, 2026, and are available on the County's [Boards and Commissions page](#). For questions reach out to the Administrative Services Department at [AdministrativeServices@ClarkCountyNV.gov](mailto:AdministrativeServices@ClarkCountyNV.gov) or 702-455-3530.
    - The County Commission appoints members of the volunteer boards to two-year terms. The next term begins Jan. 4, 2027.

- **Fall Movie Series**
  - The Fall Movie series is fun for the whole family! There will be complimentary popcorn and other food for purchase. Located on the south side of the park behind the baseball fields.
  - Movies begin at 6pm, on Friday, September 25, Friday, October 2, Friday, October 9, and Friday October 16.
  - Silverado Ranch Park near Silverado Community Center 9855 Gilespe St, Las Vegas, NV 89183. Located on the south side of the park behind the baseball fields. For more information call 702-455-6811.
- **Grandparents Day Celebration**
  - West Flamingo Senior Center, 6255 W Flamingo Rd.
  - September 10, 5:00pm – 7:00pm
  - Food, Live Music Lawn Games Bouquet Making

## VI. Planning & Zoning

1. **TM-26-500125-LOBEL TRUST & BLAU JONATHAN & DANIEL TRS:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/15/26 PC**

Motion by David Chestnut  
 Action: **APPROVE** per staff conditions  
 Motion **PASSED** (3-0) /Unanimous

2. **PA-26-700039-USA:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

3. **ZC-26-0538-USA:**  
**ZONE CHANGES** for the following: 1) reclassify a 2.5 acre portion of 45.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

4. **VS-26-0539-USA:**  
**VACATE AND ABANDON** a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

5. **WS-26-0540-USA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

6. **TM-26-500124-USA:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action) 10/06/26 PC

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026[

7. **WS-26-0533-REID KELLY SEPARATE PROPERTY TRUST & REID KELLY TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Schuster Street and north of Le Baron Avenue within Enterprise. JJ/ji/kh (For possible action) 10/06/26 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

8. **WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: 1) per revised plans dated October 1, 2017; 2) cap student enrollment at 1,450 students; 3) building shall not exceed 94,000 square feet; and 4) landscaping per plans on file for a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) 10/07/26 BCC

Motion by Barris Kaiser

Action: **DENY**

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

9. **DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**  
**DESIGN REVIEW** for a proposed building addition to a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) 10/07/26 BCC

Motion by Barris Kaiser

Action: **DENY**

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

10. **VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

11. **DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**DESIGN REVIEW** for a site re-design of a previously approved shopping center on 4.62 acres of a 15.32 acre site in a CG (Commercial General) Zone. Generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

12. **ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:**  
**ZONE CHANGE** to reclassify a portion of 44.42 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise (description on file). MN/gc (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

13. **ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**  
**DESIGN REVIEWS THIRD EXTENSION OF TIME** for the following: 1) a private school with parking area; and 2) increased finished grade on a portion of 49.42 acres in a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

14. **DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:**  
**DESIGN REVIEW** for a private school with recreational fields on 49.42 acres in a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

15. **ET-26-400078 (UC-24-0521)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**USE PERMIT FIRST EXTENSION OF TIME** to allow a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

16. **VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and Arville street and Schirlls Street; and a portion of a right-of-way being Arville Street located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/ji/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

17. **WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 2.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east of Arville Street within Enterprise. MN/ji/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut  
Action: Waivers of Development Standards 1a, and 1b **WITHDRAWN** by the applicant  
**DENY** Waivers of Development Standards 1c  
**Approve:** Waivers of Development Standards 2  
**DENY** Design Review  
Per Staff if approved conditions.  
Motion **PASSED** (3-0) /Unanimous

18. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/rr/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

19. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Wigwam Avenue and west of Gilespe Street within Enterprise. MN/rr/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

20. **WS-26-0452-MCNAMEARA, ROBERT THOMAS & DELIA JO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

21. **WS-26-0493-IMANI COLIN LIVING TRUST ETAL & IMANI DARIUSH TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce back of curb radius.  
**DESIGN REVIEW** for modifications to a previously approved single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

Motion **PASSED** (2-1) /Nay-Shah

22. **WS-26-0532-A & A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; 3) alternate driveway geometrics.  
**DESIGN REVIEW** for a proposed single-family residential development on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located south of Maule Avenue and east of Hinson Street within Enterprise. MN/jl/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

Action: **DENY** Waivers of Development Standards #s 1 and 3

**APPROVE** Waivers of Development Standards #2

**DENY** Design Review

Per staff if approved conditions

**ADD** Comprehensive Planning conditions:

- Add 3 architectural features on elevations facing public roads

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

## VII. General Business:

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

The budget items were reviewed with input from county staff. The new input to Parks and RPM will need further review as some property is no longer available. Several of the Public Works items are nearing completion and do not need to be carried forward.

The Chair directed this item to be continued at the September 30 TAB meeting.

2. Share and discuss results from Enterprise Town Board members' meeting with Public Works. (For discussion only)

The details of the August 20, 2026, meeting with Public Works were shared. Public works commented on last year's budget items. Also, provided updated concerns on other road-related issues. The TAB may need to propose solutions related to a specific area within Enterprise.

The Chair directed this item to be continued at the September 30 TAB meeting to review the two discussion topics as well as rural road standards.

#### 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 September 30, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

#### X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:54 p.m.

Motion **PASSED** (3-0)

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Parks/RPM**

Comprehensive Planning will share the findings of the Parks Master Plan with the Town Board when it is completed and approved by the Board of County Commissioners. The Parks Master Plan identifies gaps in facilities needed to bring the parks level of service to an acceptable level and makes suggestions on needed facilities to fill the gaps. The goal for getting the plan finalized and approved by the BCC should occur this Fall.

**Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025.
- Fund at least one additional park.
  - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
  - Updated estimate will be added to CIP list
  - Fund the park
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
  - Updated estimate will be added to CIP list
  - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
  - Updated estimate will be added to CIP list
  - Fund the park.

**Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.

## ENTERPRISE TAB BUDGET REQUESTS 2026-2027

### Advanced Planning

**Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.**

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
  - ADD to work plan.
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via electrical transmission easements.
  - Obtain permission to use electrical transmission easements for multi-modal trails.
  - Identify funding sources for the multi-modal trail system.
  - Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
  - Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

One cannot simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works**

#### **Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

- The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.
- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

#### **Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**

- Install a traffic signal at the intersection of Silverado Ranch Blvd and Valley View Blvd.
- Valley View Blvd is mostly a two-lane road currently.
- RTC diagram 244.12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
  - Valley View serves as an alternate north/south for Southern Highlands.
  - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
  - West of Valley View Blvd are several large R-2 housing developments.
  - There are 117 acres of available Open Land along Valley View Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
  - The Open Land is available for large scale public projects.
  - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
  - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works Continued**

#### **Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.**

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
  - Ford Ave
  - Raven Ave
  - Richmar Ave
  - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
  - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

#### **Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

#### **Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

#### **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works Continued**

#### **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

#### **Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**

- Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.
- Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
  - The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.
  - Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
  - Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- . Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
  - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.



**Background Information Regarding Advanced Planning for Additional/Expanded Arterials:**

**Enterprise is a rapidly expanding town.**

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

**Significant connectivity barriers:**

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

**Two Requested Items for Discussion with Public Works:**

**1) Enterprise Arterials:**

- Current arterials in Enterprise are underdeveloped.
  - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
  - Warm Springs Rd development is underway.
  - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
  - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
    - Work with NDOT for bridge across I-15
    - Work with UPRR for bridge across UPRR tracks

- Windmill Ln build out from Valley View Blvd to Durango Dr.
  - Eliminate sawtooth sections.
  - Work with UPRR for bridge across UPRR tracks
- Pebble Ln expansion.
  - Work with NDOT for bridge across I-15.
  - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
  - Develop collector standards from Decatur Blvd to Lindell Rd.
  - Develop collector standards from Bronco St to Rainbow Blvd.
  - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
  - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
  - The land to the west of Valley View Rd is developing rapidly.
  - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
  - The NV DMV facility will bring high volume of vehicles.

□

## 2) Update rural road standards:

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

## Public Works 8 priorities ETAB 2025 capital budget items

Public Works Enterprise TAB Meeting: 08/20/2026

Public Works has 8 priorities:

- **Install S Island at Silverton southeast entry/exit on Dean Martin Dr.:**

See print out.

- **Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100:**

A portion of Valley View was bid with Warm Springs. We will look to add remaining portion to CIP for out years

- **Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch:**

See attached exhibit., Speed reduced to 35 mph in 2024. Will restudy speed and check accidents

- **Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**

Will look to add to out years of CIP

- **Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

Will look to add to out years of CIP

- **Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)

- **Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.:**

See above update for Wigwam.

- **Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.:**

Warm Spring Road, from Decatur Boulevard to Dean Martin Road, and Valley View Boulevard, from Windmill Lane to Maule, are under construction. We expect to complete this work in six months.



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-26-700039-USA:**

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

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

RELATED INFORMATION:

**APN:**

176-13-601-032 ptn

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Applicant's Justification**

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

**Prior Land Use Requests**

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

### Surrounding Land Use

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

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

### Related Applications

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

### STANDARDS FOR ADOPTION:

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

### Analysis

#### Comprehensive Planning

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

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

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

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

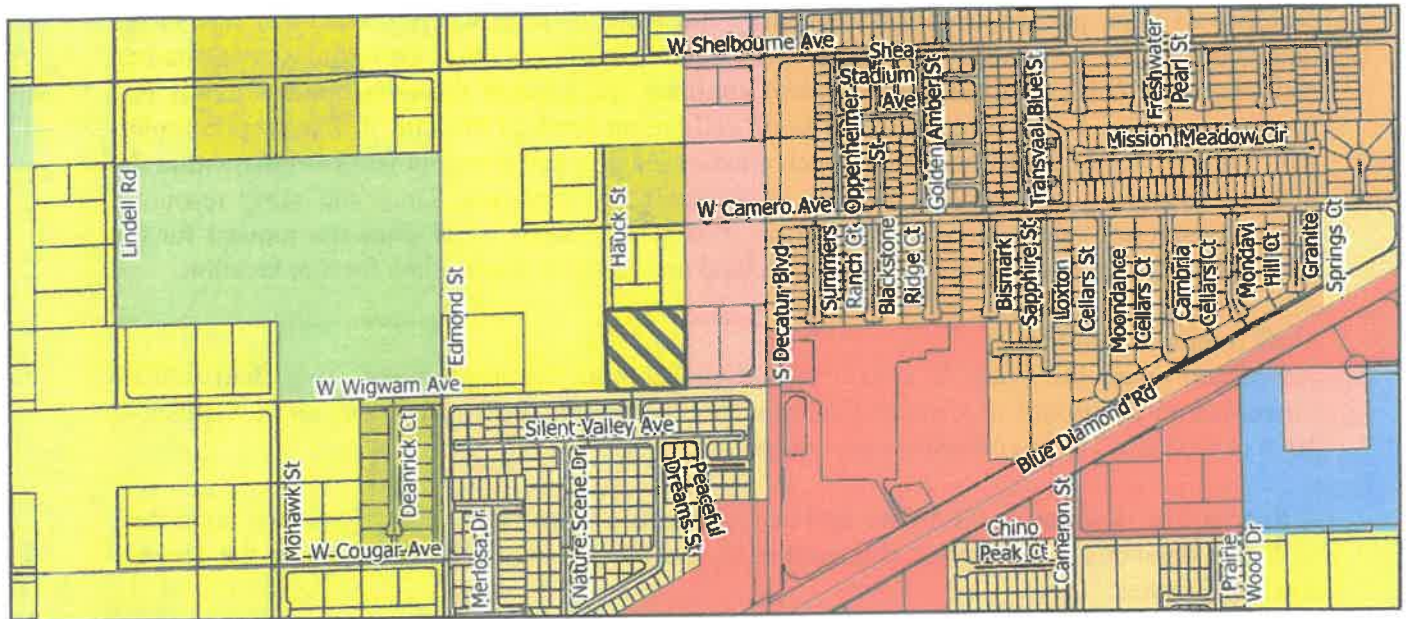
**PROTEST:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

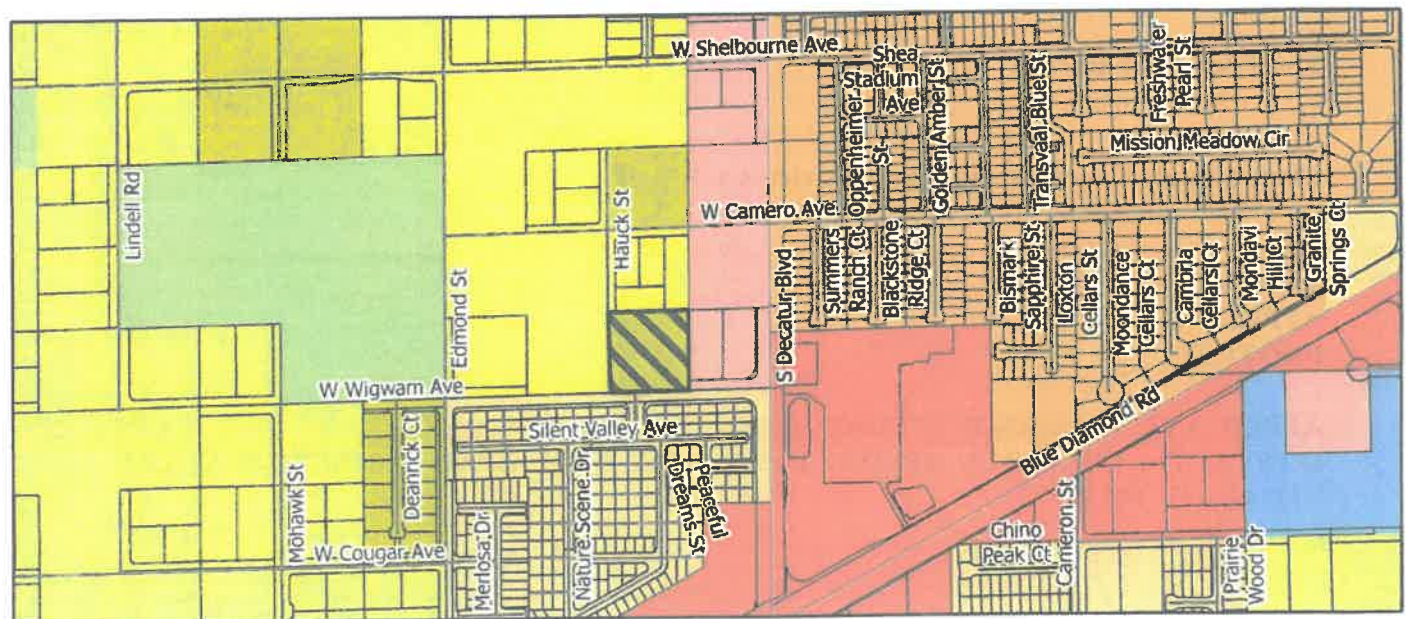
**CONTACT:** CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135

# Planned Land Use Amendment PA-26-700039

**DRAFT**



**Current**



**Requested**

Requested Area To Change

Planning Areas

## Neighborhoods

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

## Commercial and Mixed Use

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

## Employment

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

## Other

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

## Enterprise Clark County, Nevada

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





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

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

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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

Page 2 of 5



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

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

## PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID #

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

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

*Dariusz Imani*

Property Owner (Signature)\*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



## TANEY ENGINEERING

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

February 12<sup>th</sup>, 2026

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

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

To whom it may concern:

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

### **Project Information**

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

### **Master Plan Amendment**

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

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

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



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

Sincerely,

Susan Florian  
Land Planner



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0538-USA:**

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

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

---

**RELATED INFORMATION:**

**APN:**

176-13-601-032

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Applicant's Justification**

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

**Prior Land Use Requests**

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

### Surrounding Land Use

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

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

### Related Applications

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

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

#### Department of Aviation

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

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

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

#### **Staff Recommendation**

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

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Department of Aviation**

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

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

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



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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

2A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

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Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

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

## PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8162

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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

*Dariusz Imani*

Property Owner (Signature)\*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



## TANEY ENGINEERING

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

July 8, 2026

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

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

To whom it may concern:

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

### **Property Information**

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

### **Zone Change**

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

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

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



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

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

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

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

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

Sincerely,

Susan Florian  
Land Planner



10/06/26 PC AGENDA SHEET

3

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0539-USA:**

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

RELATED INFORMATION:

**APN:**

176-13-601-032

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

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

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

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





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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

3A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

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

## PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Dariush Imani

Property Owner (Signature)\*

Dariush Imani

Property Owner (Print)

06/10/2026

Date



## TANEY ENGINEERING

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

June 30, 2026

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

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

To whom it may concern:

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

### **Right-of-Way Vacation**

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

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

### **BLM Right-of-Way Vacation**

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

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

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

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

Sincerely,

Susan Florian  
Land Planner

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-26-0540-USA:**

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

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

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

---

**RELATED INFORMATION:**

**APN:**

176-13-601-032 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

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

#### Site Plans

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

#### Landscaping

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

#### Elevations

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

#### Floor Plans

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

#### Applicant's Justification

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

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

#### Prior Land Use Requests

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

#### Surrounding Land Use

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

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

#### Related Applications

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

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

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

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

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

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

#### Waiver of Development Standards #2c

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

#### Design Review

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

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

## **Public Works - Development Review**

### **Waiver of Development Standards #3**

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

## **Department of Aviation**

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

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

## **Staff Recommendation**

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

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

## **Public Works - Development Review**

- Drainage study and compliance;

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

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- No comment

#### **Clark County Water Reclamation District (CCWRD)**

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

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

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

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

DRAFT





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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

4A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: 10/6/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

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

## PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Dariusz Imani

Property Owner (Signature)\*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



## TANEY ENGINEERING

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

August 11, 2026

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

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

To whom it may concern:

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

### **Proposed Single-Family Residential Subdivision**

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

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

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

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



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

### **Waiver of Development Standards – Residential Adjacency**

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

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

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

### **Waiver of Development Standards- Rear Setback Reduction**

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

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

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



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

#### **Waiver of Development Standards- Side Setback Reduction**

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

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

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

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

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

#### **Waiver of Development Standards – Excess Fill**

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

#### **Waiver of Development Standards – Wall Height**

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



## Design Review – Architecture

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

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

| Plan Name                      | Height     | Architectural Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plan 1<br>Spanish Contemporary | 17'-9 1/2" | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Garage Doors</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> <li>- Wood Tile</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Recessed Window</li> <li>- Covered Doors</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Window Shutters</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Stucco Trim</li> <li>- Recessed Window</li> </ul> |
| Plan 1<br>Modern Craftsman     | 17'-9 1/2" | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Garage Doors</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> <li>- Wood Tile</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Recessed Window</li> <li>- Covered Doors</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul>                                                                                                                                                                                                        |



|                                           |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           |             | <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Window Shutters</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Stucco Trim</li> <li>- Recessed Window</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Plan 1</p> <p>Modern Farmhouse</p>     | 19'-3 5/8"  | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Decorative Vents</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> <li>- Garage Door</li> <li>- Stucco Trim</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Patio Doors</li> <li>- Stucco Trim</li> <li>- Windows</li> <li>- Covered Patio Option</li> </ul> <p>Right Side Elevation:</p> <ul style="list-style-type: none"> <li>- Window</li> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> <li>- Windows</li> </ul> |
| <p>Plan 2</p> <p>Spanish Contemporary</p> | 17'- 8 3/4" | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Decorative Vents</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> <li>- Garage Door</li> <li>- Stucco Trim</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Windows</li> <li>- Covered Patio Option</li> </ul> <p>Right Side Elevation:</p> <ul style="list-style-type: none"> <li>- Window</li> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> <li>- Windows</li> </ul>                        |
| <p>Plan 2</p> <p>Modern Craftsman</p>     | 17'- 9 1/2" | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Garage Doors</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



|                            |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |         | <ul style="list-style-type: none"> <li>- Wood Tile</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Recessed Window</li> <li>- Covered Patio</li> </ul> <p>Option</p> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Window Shutters</li> <li>- Wood Tile</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Stucco Trim</li> <li>- Recessed Window</li> </ul>                                                                                                                                             |
| Plan 2<br>Modern Farmhouse | 19'- 4" | <p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Decorative Vents</li> <li>- Variable Roof Line</li> <li>- Recessed Window</li> <li>- Garage Door</li> <li>- Window Trim</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Windows</li> <li>- Covered Patio</li> </ul> <p>Option</p> <p>Right Side Elevation:</p> <ul style="list-style-type: none"> <li>- Window</li> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Stucco Trim</li> <li>- Variable Roof Line</li> <li>- Windows</li> <li>- Stone Vener</li> </ul> |

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

Sincerely,

Susan Florian  
Land Planner



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500124-USA:**

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

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

RELATED INFORMATION:

**APN:**

176-13-601-032 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Project Description**

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

**Prior Land Use Requests**

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

### Surrounding Land Use

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

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

### Related Applications

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

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

#### Department of Aviation

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

### Staff Recommendation

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

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

### **Public Works - Development Review**

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

### **Building Department - Addressing**

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

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- No comment

### **Clark County Water Reclamation District (CCWRD)**

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

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

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

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

DRAFT



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): TM-26-500124

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: 10/6/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/4/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

### **SANDY VALLEY**

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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

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100800

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

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

## PROPERTY OWNER INFORMATION

NAME: Paramount Development, LLC

ADDRESS: 11451 Opal Springs Way

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-513-8162 CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Cimmaron Springs Deux LLC

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL ACCELA REFERENCE CONTACT ID #

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

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

*Dariusz Imani*

Property Owner (Signature)\*

Dariusz Imani

Property Owner (Print)

06/10/2026

Date



## TANEY ENGINEERING

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

June 30, 2026

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

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

To whom it may concern:

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

### **Tentative Map**

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

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

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

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



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

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

Sincerely,

Susan Florian  
Land Planner



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**

**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Giles pie Street within Enterprise (description on file). MN/rr/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-16-204-013

**LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

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

**Prior Land Use Requests**

| Application Number | Request                                                                                           | Action          | Date           |
|--------------------|---------------------------------------------------------------------------------------------------|-----------------|----------------|
| WS-25-0496         | Waivers of development standards for walls in conjunction with a proposed single-family residence | Approved by PC  | September 2025 |
| ZC-1026-05         | Zone change from R-E to R-E (RNP-I) zoning for 3,800 parcels                                      | Approved by BCC | October 2005   |

**Surrounding Land Use**

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

**Related Applications**

| Application Number | Request                                                                                        |
|--------------------|------------------------------------------------------------------------------------------------|
| WS-26-0537         | Waivers of development standards for off-site improvements is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WESTPOINT DEVELOPMENT GROUP, INC.

**CONTACT:** WESTPOINT DEVELOPMENT GROUP, INC., 6350 W. CHEYENNE  
AVENUE, LAS VEGAS, NV 89108

DRAFT





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0536 & WS-26-0357

6A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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### **BUNKERVILLE**

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Bunkerville TAB Room  
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Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### **GOODSPRINGS**

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375 W. San Pedro Avenue, Goodsprings

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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Regional Government Center  
101 Civic Way, Laughlin

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
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Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

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320 N. Moapa Valley Blvd., Overton

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Mountain Springs Fire Station  
State Route 160, Mountain Springs

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Mt. Charleston Library  
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Maureen Helm, Secretary  
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4775 McLeod Dr., Las Vegas

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14 Cottonwood Dr., Blue Diamond

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Searchlight Community Center  
200 Michael Wendell Way, Searchlight

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

### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
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Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101035

ASSESSOR PARCEL #(s): 177-16-204-013

PROPERTY ADDRESS/ CROSS STREETS: Wigwam Ave. & Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for a 1.93 gross acre single family residential parcel.

## PROPERTY OWNER INFORMATION

NAME: Amarathbhai R. Patai

ADDRESS: 1204 Fragrant Spruce Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-739-9033

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Westpoint Development Group, Inc.

ADDRESS: 6350 W. Cheyenne Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89108

TELEPHONE: 702-739-9033

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

July 31, 2026

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

**Re: Wigwam & Giles pie  
APR-26-101035  
APN: 177-16-204-013  
Justification Letter Vacations**

To whom it may concern:

Taney Engineering, on behalf of Westpoint Development; is respectfully submitting justification for the vacation of a patent easement.

**Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of patent easements located along the north and west of property boundaries of APN: 176-16-601-045

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

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

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

Sincerely,

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

Susan Florian  
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Wigwam Avenue and west of Giles pie Street within Enterprise. MN/tr/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-16-204-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Wigwam Avenue where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Giles pie Street where required per Section 30.04.08C.
2. Allow 2 driveways where a maximum of 1 driveway is permitted per Uniform Standard Drawing 222 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8485 Giles pie Street
- Site Acreage: 1.93
- Project Type: Off-site improvements and driveways

**Site Plan**

The plan depicts a proposed single-family residence located at the northwest corner of Giles pie Street and Wigwam Avenue. The residence is centrally located on the site with the front facing east toward Giles pie Street. The applicant previously received a waiver of development standards to increase the height of a proposed decorative wall/fence to 8 feet (3 foot block with 5 foot wrought iron on top) along Giles pie Street within the first 15 feet of the front setback where 6 feet is the maximum allowed. A second waiver was approved for a proposed non-decorative CMU block wall along Wigwam Avenue to 8 feet (6 foot block with 2 foot wrought iron on top). The previous plans indicated the location of the walls/fences would be set back 15 feet from the

property lines along the streets. The location of the walls/fences are now revised to be a minimum of 6 feet from the property lines along the streets. The plans also show 1 circular driveway along Giles pie Street and 1 driveway on Wigwam Avenue where 1 driveway is allowed, which is the subject of a waiver request. Off-site improvements are not proposed, which is also the subject of a waiver.

#### Landscaping

The landscape plan indicates a 6 foot landscape strip will be provided along the frontage of each street.

#### Applicant's Justification

The applicant requests to waive requirements for curb, gutter, detached sidewalk, streetlights, and partial pavement on both streets. The reason is that the area has rural standards and adjacent areas also lack these improvements, so waiving them maintains consistency and neighborhood character. The applicant also requests multiple driveways to impact access, circulation, and safety without negatively impacting surrounding infrastructure. The proposal aligns with the neighborhood's architectural, cultural, and environmental characteristics.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                                                    | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---------------------------------------------------------------------------------------------------|-----------------|----------------|
| WS-25-0496                | Waivers of development standards for walls in conjunction with a proposed single-family residence | Approved by PC  | September 2025 |
| ZC-1026-05                | Zone change from R-E to R-E (RNP-1) zoning for 3,800 parcels                                      | Approved by BCC | October 2005   |

#### **Surrounding Land Use**

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

#### **Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                              |
|---------------------------|-----------------------------------------------------------------------------|
| VS-26-0536                | A vacation and abandonment of easements is a companion item on this agenda. |

#### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Public Works - Development Review**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

#### Waiver of Development Standards #2

Staff has no objection to allow 2 residential driveways, as the request has no direct impact on any improvements or within the public right-of-way and is consistent with the surrounding residential properties. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

**Public Works - Development Review**

- Applicant to construct a 5-foot asphalt path along Wigwam Avenue and Gilespe Street.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0084-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WESTPOINT DEVELOPMENT GROUP, INC.

**CONTACT:** WESTPOINT DEVELOPMENT GROUP, INC., 6350 W. CHEYENNE AVENUE, LAS VEGAS, NV 89108



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0537

7A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

## BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101035

ASSESSOR PARCEL #(s): 177-16-204-013

PROPERTY ADDRESS/ CROSS STREETS: Wigwam Ave. & Gilesple St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards and vacation for a 1.93 gross acre single family residential parcel.

## PROPERTY OWNER INFORMATION

NAME: Amarathbhai R. Patai

ADDRESS: 1204 Fragrant Spruce Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-739-9033

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Westpoint Development Group, Inc.

ADDRESS: 6350 W. Cheyenne Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89108

TELEPHONE: 702-739-9033

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

[Signature]  
Property Owner (Signature)\*

AMARATHBAI PATEL  
Property Owner (Print)

6-18-26  
Date



## TANEY ENGINEERING

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

August 11, 2026

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

**Re: Wigwam & Gillespie**  
**APR-26-101035**  
**APN: 177-16-204-013**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Westpoint Development is respectfully submitting justification for Waiver of Development Standards, for an existing 1.93 gross acre, 1-lot single-family residential subdivision.

### **Existing Single-Family Residential Subdivision**

The subject site is 1.93 gross acres and located north of Wigwam Avenue and west of Gillespie Street. The lot has a square footage of 84,070.8. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). It is within a RNP/NPO Overlay District. We are not modifying the Zoning or Master Plan Amendment at this moment.

Wigwam Avenue and Gillespie Street will stay in their rural conditions as they have been. The applicant is planning to waive offsite improvements. There will be 2 (two) driveways on Gillespie Street and 1 (one) driveway on Wigwam Avenue.

A 6-foot landscape buffer will be added to the perimeter of the proposed subdivision.

| <i><b>Surrounding Property</b></i> | <i><b>Planned or Special Land Use Designation</b></i> | <i><b>Existing Zoning District</b></i> |
|------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property<br>(Undeveloped)  | Ranch Estates Neighborhood (RN)<br>(NPO)              | Residential Single-Family 20 (RS20)    |
| North<br>(Developed)               | Ranch Estates Neighborhood (RN)<br>(NPO)              | Residential Single-Family 20 (RS20)    |
| South<br>(Undeveloped)             | Public Use (PU)                                       | Residential Single-Family 20 (RS20)    |
| East<br>(Being Developed)          | Ranch Estates Neighborhood (RN)<br>(NPO)              | Residential Single-Family 20 (RS20)    |



|                     |                                          |                                     |
|---------------------|------------------------------------------|-------------------------------------|
| West<br>(Developed) | Ranch Estates Neighborhood (RN)<br>(NPO) | Residential Single-Family 20 (RS20) |
|---------------------|------------------------------------------|-------------------------------------|

### **Narrative – NRP/NPO Overlay District**

**Development Proposal Compliance with RNP/NPO Overlay District Standards** Our proposed development aligns with the objectives of the Residential Neighborhood Preservation (RNP) and Neighborhood Preservation Overlay (NPO) Districts. These districts aim to maintain and enhance the unique architectural, cultural, historical, and environmental characteristics of existing neighborhoods, areas, sites, and structures. By adhering to these guidelines, our project contributes to the preservation of the physical attributes that define the neighborhood's identity.

#### **Waiver of Off-Site Improvements**

We are requesting a waiver for off-site improvements, specifically concerning the surrounding area. This request is based on the project's adherence to the existing neighborhood standards and the preservation of its character.

#### **Waiver of Development Standards – Wall Height**

A waiver is requested to allow an 8-foot CMU wall to be located within 6 feet of the property line. This wall was previously addressed under application WS-25-0496; however, the wall location has since been revised. Under the previous application, the wall was located farther into the subject property and therefore did not require the same consideration for its proximity to the property line.

With the current proposal, the 8-foot CMU wall is being relocated to within 6 feet of the property line. The waiver is therefore requested to allow the proposed wall height at its revised location. The proposed wall will provide the necessary separation and screening for the site while maintaining the intended design of the property. Approval of this waiver will allow the previously considered 8-foot wall to remain in the proposed location while accommodating the revised site layout.

#### **Waiver of Development Standards – Off-Site Improvements (Wigwam Avenue)**

This request is to waive Section 30.04.08.C requiring full off-site improvements on Wigwam Avenue to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with a RNP/NPO overlay district and situated in an area

where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, streetlights and partial paving

#### **Waiver of Development Standards – Off-Site Improvements (Gillespie Street)**



This request is to waive Section 30.04.08.C requiring full off-site improvements on Giles pie Street to include curb, gutter, detached sidewalks, streetlights and partial paving where required per Section 30.04.08.C. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with a RNP/NPO overlay district and situated in an area

where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, detached sidewalks, streetlights and partial paving.

#### **Waiver of Development Standards- Driveway Access**

The applicant respectfully requests a waiver from Uniform Standard Drawing 222 to permit three (3) driveways in lieu of the single driveway typically required. This request is necessary due to the site's unique configuration, which includes three separate buildings requiring independent and practical access. In addition, the applicant seeks to provide access from Giles pie Street to support site circulation, safety, and functionality. Allowing three driveways will ensure adequate ingress and egress for this house, improve internal traffic flow, and enhance overall site accessibility without adversely impacting surrounding infrastructure. Accordingly, approval of this waiver is requested.

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

Sincerely,

Susan Florian  
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0452-MCNAMEARA, ROBERT THOMAS & DELIA JO:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering; and 2) modify residential adjacency standards.

**DESIGN REVIEW** for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh  
(For possible action)

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RELATED INFORMATION:

**APN:**

177-16-301-020; 177-16-301-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required landscape buffering along the east boundary of APN 177-16-301-022 to 5 feet where a 10 foot wide landscape buffer was previously approved and a 15 foot wide landscape buffer is required per Section 30.04.02C (a 67% reduction).
2. Allow parking areas for non-residential development within 30 feet of a residential district where not permitted per Section 30.04.06L.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Project Type: Office development
- Number of Stories: 1 (office buildings)/2 (detached garage)
- Building Height (feet): 22 (office building/north parcel)/26 (detached garage/north parcel)/19 (office building/south parcel)
- Square Feet: 4,545 (office building/north parcel)/2,410 (detached garage/north parcel)/3,943 (office building/south parcel)
- Parking Required/Provided: 22/27 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/0

### History, Site Plan, & Request

The site was previously rezoned from RS20 to CP via ZC-25-0531 and approved for an office development via WS-25-0532 in September 2025 by the Board of County Commissioners. The previous approval included several waivers of development standards, including reduced buffering and screening and modified residential adjacency standards. As part of this approval, the required landscape buffer along the east property line of the southern parcel (APN 177-16-301-022) was reduced to 10 feet where 15 feet is the standard per Title 30. The applicant is now requesting to further reduce this landscape buffer to 5 feet, requiring additional waivers for reduced buffering and residential adjacency standards.

### APN 177-16-301-020 (north parcel)

The site plan depicts a proposed office development accessed via Ford Avenue to the south and Giles Street to the west. The northern parcel features a 2,410 square foot detached garage in the eastern portion, set back 10 feet from the north, east, and south property lines. Parking is located on the west side of the detached garage. A 3 foot max retaining wall with a 6 foot high screen wall and 2 foot high decorative fence on top is proposed along the north and east property lines. The western portion of the northern parcel features a 4,545 square foot office building with a proposed 580 square foot patio cover in the southeastern corner of the building. The building is set back 19 feet from the north property line and 39 feet from the west property line. A trash enclosure and an additional parking space is located on the west side of the building. A 3 foot high screen wall with a 5 foot high fence on top is located west of the building.

### APN 177-16-301-022 (south parcel)

A 3,943 square foot office building is located on the southern parcel, set back 15 feet from the east and west property lines, and 49 feet from the south property line. Parking is located on the north side of the building and a trash enclosure is southeast of the building. A 3 foot high screen wall with a 5 foot high fence on top is located south of the building. A 5 foot wide drainage easement is located along the east side of the parcel.

### Landscaping

The plans depict street landscape areas, measuring between 10 feet and 19 feet in width along Giles Street and 10 feet in width along Ford Avenue, consisting of large trees, shrubs, and groundcover. Parking area landscaping is provided throughout the site and consists of large trees. Waivers of development standards for reduced landscape buffers were previously approved via WS-25-0532, including reducing the required landscape buffer along the east side of the southern parcel (APN 177-16-301-022) to 10 feet in width where 15 feet is required per Title 30. The landscape buffer in this area is now being reduced to 5 feet in width to accommodate a drainage easement, with the same number of trees as previously approved.

### Elevations

The plans depict a 1 story single-family residence on APN 177-16-301-020 (north parcel) that will be converted into an office building measuring up to 22 feet in height with a pitched concrete tile roof. The building consists of a stucco exterior and will continue to maintain a residential appearance. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

### Floor Plans

The plans depict an existing 3,022 square foot single-family residence on APN 177-16-301-020 (north parcel) that will be expanded and converted into an office building. The building will be a total of 4,545 square feet with a 580 square foot patio. The interior of the building consists of multiple offices, conference room, storage room, restrooms, and a breakroom. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

### Applicant's Justification

The applicant states that a required drainage easement along the east property line of the southern parcel limits the available area for landscaping. A visual buffer will still be maintained, and the site modification ensures proper site drainage and functionality of the development. The same number of trees are still being provided. Adjustments to building placement, orientation, and design elements are also necessary to ensure consistency and provide a cohesive development.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                               | <b>Action</b>   | <b>Date</b>    |
|---------------------------|------------------------------------------------------------------------------|-----------------|----------------|
| ZC-25-0531                | Zone change from RS20 to CP zoning                                           | Approved by BCC | September 2025 |
| WS-25-0532                | Waivers of development standards and design review for an office development | Approved by BCC | September 2025 |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                                                  |
|-------|---------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------|
| North | Neighborhood Commercial                                             | CR                               | Undeveloped                                                               |
| South | Neighborhood Commercial                                             | CR                               | Single-family residential                                                 |
| East  | Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) & RS20            | Single-family residential                                                 |
| West  | Neighborhood Commercial & Entertainment Mixed-Use                   | RS20 & CG                        | Single-family residential & mini-warehouse - currently under construction |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

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

and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The intent of buffering and screening is to reduce the impacts of uses and activities on less intensive zoning districts, reduce the heat island effect, and mitigate stormwater run-off. Staff recognizes there are some existing site constraints that limit the buffering and screening that can be provided. Staff finds that further reducing the required landscape buffer adjacent to the RS20 zoning district to the east, in addition to not providing the required screen walls, may negatively impact the existing single-family residence on APN 177-16-301-023. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

The intent of limiting parking spaces within 30 feet of residential zoning districts, when not separated by a building or otherwise appropriately buffered and screened, is to limit the impact vehicles from a more intense use may have on surrounding single-family residences. For example, the glare of headlights from parking lots during the evening hours that shine into residential yards may create a potential nuisance for residents. Furthermore, the sounds of vehicle engines and people entering and exiting their vehicles also create a potential nuisance. These impacts are compounded by the waiver to further reduce buffering and screening. For these reasons, staff cannot support this request.

#### Design Review

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

While staff can understand that the proposed site modifications are due to the required location of a drainage easement along the east property line of the southern parcel, staff finds that further reducing the landscape buffer will adversely affect the single-family residence to the east. The site constraints may limit the feasibility of compliance with Title 30 standards, but alternative measures could be provided that would help mitigate the impacts of the site on adjacent residential development. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

### **Public Works - Development Review**

- Drainage study and compliance.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0284-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JO MCNAMARA

**CONTACT:** JO MCNAMARA, 8966 SPANISH RIDGE AVENUE, SUITE 100, LAS VEGAS,  
NV 89148





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0452

8A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/9/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## ~~PLANNING COMMISSION (PC)~~

~~Date: \_\_\_\_\_ Time: 7:00 PM~~

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

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

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

## BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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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 Gilesple Street, Las Vegas

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100439

ASSESSOR PARCEL #(s): 177-16-301-020 & 177-16-301-022

PROPERTY ADDRESS/ CROSS STREETS: Giles St. & Ford Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver for reducing landscaping and design review.

## PROPERTY OWNER INFORMATION

NAME: Robert Thomas McNamara & Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave., Suite 100

CITY: Las Vegas

STATE: NV ZIP CODE: 89148

TELEPHONE: 702-296-7707

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-296-7707

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Delia Jo McNamara  
Property Owner (Signature)\*

Delia Jo McNamara  
Property Owner (Print)

03/26/2026  
Date

July 9, 2026

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

**Re: Giles & Ford**  
**APR-26-100439**  
**APN: 177-16-301-020 & 177-16-301-022**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of the property owner Jo McNamara, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for modifications to an approved 2-lot commercial office development. The office development was approved through WS-25-0532 and ZC-25-0531. All conditions of the Notices of Final Action for these applications will be adhered to.

#### **Project Information**

These approved subject parcels are 1.03 gross-acres total and are located north of Ford Avenue and east of Giles Street. These were 2 existing lots which were not combined but redeveloped to function together. The approved office project functions as a unified development, and the subject parcels are being developed simultaneously. APN 177-16-301-020 is 0.57 acres and APN: 177-16-301-022 is 0.46 acres. Each lot has an existing structure (home) which will be remodeled and slightly expanded to accommodate office use. APN 177-16-301-020 will be the only lot that will have an expansion to the building as well as a detached garage that will have a total of 2,410 square feet. APN 177-16-301-022 will not have an expansion to the existing building.

The site is currently zoned CP (Commercial Professional), with a Planned Land Use of NC (Neighborhood Commercial). This proposed development abuts RNP/NPO to the east.

Giles Street and Ford Avenue will maintain their rural standards. The property will be accessed via two driveways, Giles Street measuring 20-foot street and Ford Avenue having a 15-foot driveway. There will be two gated entrances to the northwest and the other to the south that will be 20 feet from the property line and will be open during business hours. Egress from the driveway along Ford Avenue will be one-way only.

| <i><b>Surrounding Property</b></i> | <i><b>Planned or Special Land Use Designation</b></i> | <i><b>Existing Zoning District</b></i> |
|------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property (Developed)       | NC (Neighborhood Commercial)                          | CP (Commercial Professional)           |
| North (Undeveloped)                | NC (Neighborhood Commercial)                          | CR (Commercial Resort)                 |

|                       |                                               |                                     |
|-----------------------|-----------------------------------------------|-------------------------------------|
| South<br>(Developed)  | NC (Neighborhood Commercial)                  | CR (Commercial Resort)              |
| East<br>(Developed)   | RN (Ranch Estates Neighborhood up to 2 du/ac) | Residential Single-Family 20 (RS20) |
|                       | NC (Neighborhood Commercial)                  |                                     |
| West<br>(Undeveloped) | EM (Entertainment Mixed-Use)                  | CG (Commercial General)             |
|                       | NC (Neighborhood Commercial)                  | Residential Single-Family 20 (RS20) |

### Design Review – Sustainability Points

Total Sustainability Points Achieved:

0 points

### Narrative of Changes:

1. The wall fronting Giles was originally proposed along the property line; however, the revised design has relocated the wall approximately 10 feet back from the property line.
2. The ADA parking stall and the associated accessible path of on APN: 177-16-301-020 have been revised as part of the updated site design.
3. The trash enclosures located on both the Giles and Ford parcels have been revised to accommodate six trash bins. The enclosure wall fronting the public right-of-way will remain a 3-foot CMU wall with a 5-foot decorative fence mounted above. The walls located behind the trash enclosures, facing the private lots, will be increased to a height of 6 feet and constructed of CMU block.
4. Parking covers/canopies have been added to five parking spaces located at the northeast portion of the north parcel. Additionally, all previously proposed parking covers/canopies on the south parcel have been removed from the revised site plan.
5. The on-site parking curbs located in front of the garage storage areas have been revised as part of the updated site design.
6. The north and east perimeter walls on the north have been revised to consist of a 3-foot retaining wall, a 6-foot screen wall, and an additional 2-foot fence mounted above. This fence will not extend into the front setback.
7. A 5-foot drainage easement has been added along the eastern boundary of the Ford parcel, and the adjacent landscape buffer has been revised to a width of 5 feet. When it was proposed at 10 feet and it required 15 feet.
8. The bike racks have been relocated to the southeast portion of the site. A total of two bike racks are proposed, providing four bicycle parking spaces.
9. The floor plans have been revised for the northern parcel. There will be an Architectural plan with the new floor plans and elevations for APN: 177-16-301-020.
10. The height of the building has changed for the Architecture for APN: 177-16-301-020.

### Waiver of Development Standards- Landscape Buffer

A Waiver of Development Standards is hereby requested via Section 30.04.02C to reduce the required landscape buffer along the east property line on the south parcel to five (5) feet. The applicable code requires a 15-foot buffer; however, the buffer has been reduced to 10 feet via WS-25-0532 and due to the introduction of the drainage easement, it is further reduced to 5 feet in the revised design. This reduction is necessary due to the placement of a required drainage easement along the eastern boundary, which limits the available area for

full landscape installation. The proposed five-foot landscape strip will still incorporate appropriate plant materials and design elements to maintain an effective visual buffer while accommodating the drainage infrastructure. The modification ensures proper site drainage and compliance with engineering requirements without compromising the overall aesthetic or functionality of the development. Given these constraints, the reduced landscape width is both reasonable and necessary, and approval of this waiver will not adversely impact adjacent properties or the public welfare while remaining consistent with the intent of the code. There will be the same number of trees provided for this buffer as shown in the current landscape plan.

#### **Waiver of Development Standards – Landscape Buffer Reduction and Parking Adjacent to Residential**

This waiver request is to allow a 5-foot-wide landscape buffer adjacent to a residential district where a 15-foot-wide landscape buffer is required pursuant to Sections 30.04.06(L) and 30.04.02(C) of the Unified Development Code (UDC), and to allow parking areas for nonresidential development within 30 feet of an adjacent residential district pursuant to Section 30.04.06(L). The proposed reduction in landscape width is necessary due to a drainage easement occupying the same area. Additionally, a previous waiver approved under WS-25-0532 authorized a 10-foot-wide landscape buffer in lieu of the required 15 feet, establishing precedent for a reduced buffer along this portion of the site.

The requested waivers are warranted due to site-specific constraints and the need to provide an efficient site layout while accommodating required drainage infrastructure. The proposed parking configuration supports adequate on-site parking and circulation, helping to prevent overflow parking onto adjacent residential streets where it could obstruct driveways, create congestion, and negatively affect neighborhood circulation. The reduced landscape buffer and parking layout have been carefully designed to minimize impacts to nearby residential properties while maintaining the functionality of the development.

Furthermore, the waivers remain consistent with the intent of the UDC by providing an appropriate transition between the nonresidential use and adjacent residential properties. Enhanced landscaping, perimeter screening, and thoughtful site design will continue to provide visual buffering and separation while softening the appearance of the parking area. As proposed, the development will maintain compatibility with surrounding land uses, protect the public health, safety, and welfare, and allow for the reasonable development of the property despite the unique site constraints.

#### **Design Review – Office**

The architectural design for the project has been revised to reflect changes to the site layout and overall site conditions. As the site plan evolved due to grading, access, and infrastructure requirements, corresponding adjustments to the building placement, orientation, and design elements were necessary to ensure consistency and functionality across the development. The height of the proposed building will be a total of 22 feet which is a 2-foot difference than the previous application. The 22 feet also account for the finished ground. These updates maintain the original design intent while improving compatibility with the modified site configuration, resulting in a cohesive and well-integrated project that responds appropriately to both operational needs and surrounding development.

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

Sincerely,

A handwritten signature in black ink, reading "Susan Florian". The script is fluid and cursive, with the first name "Susan" and last name "Florian" written in a single continuous line.

Susan Florian  
Land Planner



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TA-26-0567-BSR 6276, LLC ET. AL.:**

**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md  
(For possible action)

RELATED INFORMATION:

**BACKGROUND:**

**Project Description**

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

##### **Staff Recommendation**

**Denial.** This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BSR 6276 LLC

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

9A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 09/30/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/20/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/18/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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Judith Metz, Secretary  
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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_  
ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003  
PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC  
ADDRESS: 8415 S. Tenaya Way, #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC  
ADDRESS: 8415 S. Tenaya Way, #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-792-7000 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)

Joel Lamb  
Property Owner (Print)

1/5/26  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: Alan L. Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 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.

Alan L. Molasky  
Property Owner (Signature)\*

Alan L. Molasky  
Property Owner (Print)

4/7/20  
Date

August 25, 2026

**VIA HAND DELIVERY**

Mr. Jason Allswang  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, NV 89155

***Re: Justification Letter – Text Amendment***

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency,

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Bob Gronauer". The signature is written in a cursive, flowing style.

Bob J. Gronauer

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-26-0543-USA:**

**USE PERMIT** for a communication tower and all ancillary equipment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive full off-site improvements; and **2)** modified driveway geometrics.

**DESIGN REVIEW** for a proposed communication tower on a portion of 20.0 acres in PF (Public Facility) Zone.

Generally located north of Wigwam Avenue and west of Durango Drive within Enterprise. JJ/tpd/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-17-601-008 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

- Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Wigwam Avenue where required per Section 30.04.08
- a. Allow a commercial curb return driveway to not be installed on Wigwam Avenue per Uniform Standard Drawing 222.1
- b. Reduce the driveway width along Wigwam Avenue to be 12 feet where 36 feet is the minimum required per Uniform Standard Drawing 222.1 (a 67% reduction).

**LAND USE PLAN:**

ENTERPRISE - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8696 W. Wigwam Avenue
- Site Acreage: 20.00
- Project Type: Communication tower
- Tower Height (feet): 100

**Site Plan**

The plan depicts a proposed multi-carrier 100 foot high communication tower, a 600 square foot communication utility building, and associated ground equipment, within a 6,300 square foot lease compound located on the south side of the subject parcel. The proposed communication tower will be accessible via a proposed 12 foot wide non-exclusive access easement, that will be graded or paved as necessary. The north, south, east, and west boundaries of the compound will

be protected by a 10 foot security fence. The tower is set back approximately 230 feet from the nearest residential development to the east, 310 feet from the south property line along Wigwam Avenue, and 294 feet from the north property line. There are no communication towers within 600 feet of the proposal.

#### Landscaping

Landscaping is not proposed with this request.

#### Elevations

The plans depict a 100 foot high monopole communication tower. Ground equipment will be enclosed within a CMU block equipment building. The site will be secure with a 10 foot high chain-link security fence surrounding the compound. The tower will be structurally designed to accommodate more than 1 antenna array. It will be painted with a color matching the surroundings to minimize its visibility.

#### Applicant's Justification

Per the applicant the proposed tower will provide for maximum collocation opportunities to close the coverage gap for Verizon Wireless and other carriers. As a critical communication facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The facility has been designed to be compatible with the surroundings and will provide essential communication services for the convenience and public safety of the community. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. The proposed communication tower will be setback as required by code.

#### Prior Land Use Requests

| Application Number | Request                                                                                                                 | Action          | Date       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| VS-19-0004         | Vacated and abandoned easements of interest to Clark County - expired                                                   | Approved by BCC | March 2019 |
| NZC-19-0005        | Zone change, waivers of development standards, and design reviews for a single-family residential development - expired | Approved BCC    | March 2019 |
| TM-19-500003       | Tentative map for 50 single-family residential lots - expired                                                           | Approved by BCC | March 2019 |

#### Surrounding Land Use

|       | Planned Land Use Category                        | Zoning District (Overlay) | Existing Land Use                       |
|-------|--------------------------------------------------|---------------------------|-----------------------------------------|
| North | Mid-Intensity Suburban Neighborhood              | R-2 & RS3.3               | Single-family residential               |
| South | Open Lands & Mid-Intensity Suburban Neighborhood | RS20 & RS3.3              | Undeveloped & single-family residential |

### **Surrounding Land Use**

|      | <b>Planned Land Use Category</b> |          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|------|----------------------------------|----------|----------------------------------|---------------------------|
| East | Mid-Intensity Neighborhood       | Suburban | R-2                              | Single-family residential |
| West | Neighborhood Commercial          |          | RS3.3 & RS20                     | Single-family residential |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

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

##### Design Review

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

##### Use Permit & Design Review

Due to the size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The applicant indicates that the tower will be painted to match the surroundings to minimize its visibility. The proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and utility building should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support this request.

### **Public Works - Development Review**

#### Waivers of Development Standards

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements along Wigwam Avenue. This request will allow the new project to develop while leaving the existing street standards in place for those with direct access to Wigwam Avenue. Additionally, staff finds that site access is expected to be minimal, therefore, absence of full improvements will not negatively impact traffic circulation or access.

#### Waiver of Development Standards #2a

Staff finds that the proposed driveway design should function safely without negatively impacting traffic circulation or access. Additionally, the very limited use of the driveway further supports that the design will operate safely without conflicts. Therefore, staff has no objection to this request.

#### Waiver of Development Standards #2b

Staff has no objection to the reduced driveway width along Wigwam Avenue. The driveway layout functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right of way. Because the driveway is expected to have minimal access, the reduced width remains sufficient for its intended use.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- Applicant is advised a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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 conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use

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

**Public Works - Development Review**

- Drainage study and compliance.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: INTERCONNECT TOWERS**

**CONTACT: LIZ WALKER, 22500 SE 64TH PLACE, SUITE 130, ISSAQUAH, WA 98027**





## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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Goodsprings Community Center  
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Indian Springs Civic Center  
715 Greta Lane, Indian Springs

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Regional Government Center  
101 Civic Way, Laughlin

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Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

Page 2 of 19



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100503

ASSESSOR PARCEL #(s): 176-17-601-008

PROPERTY ADDRESS/ CROSS STREETS: Wigwam Avenue and Durango Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit, Waivers of Development Standards and Design Review for proposed communication tower.

## PROPERTY OWNER INFORMATION

NAME: InterConnect Towers LLC by Tom Gammon (via lease granted by the Bureau of Land Management)

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

## APPLICANT INFORMATION (information must match online application)

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

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.

*Tom Gammon*

Property Owner (Signature)\*

Tom Gammon

Property Owner (Print)

8-17-2026

Date

**JUSTIFICATION LETTER AND REQUESTS FOR WAIVERS OF DEVELOPMENT STANDARDS  
RE COMMUNICATION TOWER SPECIAL USE + DESIGN REVIEW APPLICATIONS  
INTERCONNECT TOWERS – WIGWAM DURANGO (APR 26-100503)**

Submitted to Clark County, Nevada, Department of Comprehensive Planning

The Applicant's proposal complies with all requirements of Clark County's Unified Development Code (Title 30), which are addressed in this document in the following order:

**List of Applications Requested – Each code criteria is addressed in detail in this letter.**

- Use Permit for a communication tower and utility building in a PF (Public Facility) zone, per §§ 30.03.08.B.2, 30.06.05.D, 30.07.02.C
- Waiver of Development Standards for any required Public Works standards (as have been determined by Public Works), per § 30.06.06.F
- Design Review as development located within a PF zoning district, per § 30.06.05.B

**Wireless Facilities Requirements**

- 30.03.02 SUMMARY TABLE OF ALLOWED USES
- 30.03.08 PUBLIC AND QUASI-PUBLIC USES
- 30.03.08.B.2 COMMUNICATION TOWER

**Defined Terms**

- 30.07.02.C

**General Requirements**

- 20 30.06.05 APPLICATION TYPES
- 30.06.05.B DESIGN REVIEW
- 30.06.05.D SPECIAL USE
- 30.06.03 COMMON REVIEW PROCEDURES

**Requests for Waivers of Development Standards**

**PLEASE NOTE:** Applicant's responses to the above are indicated below each applicable provision in ***bold italicized blue text***.

**Title 30: Clark County Unified Development Code**  
**Wireless Facilities Requirements**  
**30.03.02 SUMMARY TABLE OF ALLOWED USES**

### 30.03.02 SUMMARY TABLE OF ALLOWED USES

**Table 30.03-1: Summary Table of Allowed Uses**

P=PERMITTED C=PERMITTED WITH CONDITIONS S=SPECIAL USE A=ACCESSORY USE T=TEMPORARY USE BLANK=PROHIBITED

| Districts                           | RS80 | RS40 | RS20 | RS10 | RS5.2 | RS3.3 | RS2 | RM18 | RM32 | RM50 | CN | CP | CG | CC | CU | CR | IP | IL | IH | AG | OS | PF |
|-------------------------------------|------|------|------|------|-------|-------|-----|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|
| Salvage Yard                        |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    | S  |    |    |    |    |
| Sanitary Landfill                   |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    | S  |    |    |    |    |
| Wastewater Package Treatment Plant  | S    | S    | S    | S    |       |       |     |      |      |      |    |    |    |    |    |    | S  | S  | S  |    | S  |    |
| Wastewater Treatment Plant          | S    |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    | S  | S  | S  |    | S  |    |
| <b>PUBLIC AND QUASI-PUBLIC USES</b> |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| <b>Government</b>                   |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| Detention Facility                  |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    | S  |
| Government Facility                 | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | P  | P  | P  | S  | S  | S  | S  | S  | S  | P  |
| Government Facility, Temporary      | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |
| Library                             | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | P  | P  | P  | P  | P  | P  | S  |    |    | S  | P  |
| Park                                | P    | P    | P    | P    | P     | P     | P   | P    | P    | P    | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| <b>Utilities</b>                    |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| Communication Antenna               | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |
| Communication Tower                 | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  |
| Communication Utility Building      | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | P  | S  | S  | S  | P  | P  | S  | S  | S  | S  |
| Electric Generation, Large-Scale    | S    |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    | C  | S  | S  | S  | S  | S  |
| Electric Generation, Small-Scale    | A    | A    | A    | A    | A     | A     | A   | A    | A    | A    | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  |
| Public Utility Structure            | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |

**RESPONSE:** The facility will be located on a parcel zoned PF.

### 30.03.08.B.2 PUBLIC AND QUASI-PUBLIC USES, COMMUNICATION TOWER

#### 2. Communication Tower

##### i. Layout and Design

- (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.

**RESPONSE:** The proposed facility complies with this requirement and is designed to accommodate 5 carriers.

- (b) Any facility that does not have permanent staff assigned to it shall meet the following standards:

- (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

**RESPONSE:** This provision does not apply to the proposed Facility as it does not exceed 40,000 square feet. The Applicant is proposing to install a communications facility within a 6300 sq ft lease area, granted to it by the BLM.

- (2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any area subject to §30.04.06, Residential Adjacency.

**RESPONSE:** The lease area will be screened by an 8' tall fence that will surround and screen the compound.

- (c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

**RESPONSE: The monopole will be a galvanized grey color and allowed to weather, so that a few months after install, the galvanization will oxidize and become a dull, light grey color naturally—similar to many of the existing NVE Transmission Poles in the Las Vegas Valley.**

- (d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

**RESPONSE: To provide for maximum collocation opportunities and to close the coverage gap for Verizon Wireless, the monopole will be 100' tall.**

- (e) Any tower shall meet the following setbacks:
  - (1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any area subject to §30.04.06, Residential Adjacency.

**RESPONSE: The monopole is not located within a public utility substation.**

- (2) Any tower not located within a public utility substation shall be 40 feet from any street.

**RESPONSE: The monopole is setback more than 40 feet from the adjacent ROWs to the south and the west. See Attachment 4—Zoning Drawings.**

- (3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:
    - (i) If the subject lot or parcel is less than 2.5 acres, the tower shall be set back 200% of the height of the tower.
    - (ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.
    - (iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.

**RESPONSE: The property acreage exceeds 2.5, and the required setback is 300'. In this case, the monopole is setback more than 300' from the nearest residential used parcels to the north and east.**

- (4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located within a cluster of other towers.

***RESPONSE: There are no communication towers within 600 feet of the proposed monopole.***

ii. Performance Bond

- (a) A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower, plus an additional 15% contingency and to restore the site including stabilization and revegetation as necessary.
  - (1) An estimate of the removal cost from a Clark County-licensed company experienced in contracting for removal of standard components shall accompany the bond.
- (b) Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.
- (c) All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.
- (d) If no bond is in place, or if the County cannot collect on a bond issued pursuant to this Section, the following procedure shall apply:
  - (1) Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.
  - (2) If removal is not timely, the County may remove or cause the removal of the tower and associated components, and assess the costs of removal against the property, after notice and opportunity to be heard is provided as follows:
    - (i) Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.
    - (ii) The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.
    - (iii) The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

**RESPONSE:** *A removal bond will be issued to the BLM per federal regulations.*

### **30.07.02 DEFINED TERMS**

#### **C. Communication Utility Building**

**A building used by a communication provider to house communication equipment such as, but not limited to, computer network servers, connections, and electronic cabling systems. This does not include communication antennas and towers or offices for permanent staff.**

**RESPONSE:** *The proposed structure within the compound meets the definition of a Communication Utility Building. The proposed structure will be a 30' x 20' (600 sq ft) CMU block wall utility building. It is designed to house the equipment from at least three separate wireless carriers and is divided into 3 equipment rooms for this purpose.*

## **General Requirements**

### **30.06.05.B APPLICATION TYPES, DESIGN REVIEW**

1. **Purpose:** Design Review is intended to ensure compliance with the development and design standards of this Title.

**RESPONSE:** *The Applicant acknowledges the purpose of the Design Review process.*

2. **Procedure:** Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
  1. Pre-Submittal Conference: May be required per §30.06.03B, Pre-Submittal Conference.

**RESPONSE:** *The Pre-Submittal Application is ongoing, and the next meeting is scheduled for July 15.*

2. DR Review and Submittal
  - (a) **Standards for Acceptance:** Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:
    - (1) All new single-family attached residential construction;
    - (2) Initial non-single-family development with total building area of 25,000 square feet or more;
    - (3) Changes in previously approved uses or primary structures;
    - (4) When in conjunction with any other required application;
    - (5) Initial development located within a PF zoning district; or
    - (6) As determined by the Director.

**RESPONSE:** *The Applicant has been advised that the Design Review applies.*

3. DR Analysis

(a) Standards for Approval

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

***RESPONSE: As a critical communication Facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The monopole will be a galvanized grey color and will be enclosed within a fenced compound.***

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

***RESPONSE: The design is consistent with similar types of essential infrastructure and design components have been incorporated to minimize the visual impact. The site meets the design and structural criteria as required by the applicable federal regulations.***

- (3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

***RESPONSE: The Applicant is proposing an unmanned facility and as such it will not impact access or circulation. Once constructed, the Facility is expected to require no more than bi-monthly maintenance visits.***

4. DR Public Meeting(s) and Decision

(a) Required Public Notice. Mailed and Posted notice, plus:

- (1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the Mailed Notice radius for Design Review, unless a larger mailed notice is required by the subsequent use/application type.

***RESPONSE: The Applicant agrees to adhere to the applicable notice requirements.***

(b) Hearing, Review, and Decision

- (1) Recommending Entities. Government entities, public utilities, and Town Board, plus cities for projects of regional significance.

***RESPONSE: The Applicant acknowledges this provision.***

- (2) Hearing. Public Hearing.

***RESPONSE: The Applicant acknowledges this provision.***

- (3) Decision-Making Body. Commission, except Board for the following:
  - (i) When required as a condition of approval of any final action by the Board;
  - (ii) Those submitted in conjunction with, or in lieu of, another application requiring Board approval;
  - (iii) Modifications to an application or development previously approved by the Board;
  - (iv) Projects of Regional Significance;
  - (v) Applications for development within a Historic Designation Overlay per §30.02.26D.4, Procedure for Review of New Construction, Alteration, and Demolition;
  - (vi) Property requiring deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and
  - (vii) At the discretion of the Director.

***RESPONSE: The Applicant acknowledges this provision.***

- (4) Expiration of Approval 2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

***RESPONSE: The Applicant acknowledges this provision.***

5. DR Post-Decision Actions

- (a) Changes to Approved Plans: Any changes that cannot be accommodated through a Minor Deviation or Administrative Design Review shall require a Design Review, and/or a Waiver of Development Standards.

***RESPONSE: The Applicant acknowledges this provision.***

**30.06.05.D APPLICATION TYPES, SPECIAL USE**

1. Purpose

- i. Generally: The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

***RESPONSE: The Applicant acknowledges that the Department has advised that a Special Use Permit review is required.***

- ii. UC Gaming Enterprise District

***RESPONSE: This provision is not applicable to the project.***

2. UC Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
  - i. Pre-submittal Conference
  - ii. May be required per §30.06.03B, Pre-Submittal Conference.
  - iii. UC Review and Submittal
    - (a) Standards for Acceptance: A Special Use Permit is required when specified in this Title. The following uses must comply with the listed standards:
      - (1) Cannabis Establishment - ***NOT APPLICABLE***
      - (2) Limitations on Expansion of Gaming Enterprise District - ***NOT APPLICABLE***
      - (3) Neighborhood Casino - ***NOT APPLICABLE***
      - (4) Monorail - ***NOT APPLICABLE***

***RESPONSE: To the extent applicable, the Applicant acknowledges this provision.***

- iv. UC Analysis
  - (a) Standards for Approval: Requests shall be considered subject to Commission and/or Board discretion in consideration of the general standards for approval in §30.06.03D.7, General Standards for Approval, and the following specific standards:
    - (1) Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

***RESPONSE: To the extent applicable, the Applicant acknowledges this provision.***

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

***RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected Communities create certainty for residents,***

***developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.***

- (3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

***RESPONSE: The project will not cause adverse effects on adjacent properties. It is an unmanned infrastructure improvement that will enhance communications in the area. It will not affect the character, traffic, parking, public sites, rights of way, or other matters affecting public health, safety, and general welfare. As described above, the facility will improve public health by increasing access to services and enhance 911 and emergency response services.***

- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

***RESPONSE: As an unmanned passive facility, it will not burden or impact access to facilities or services.***

- (5) Cannabis Establishments - ***NOT APPLICABLE***  
(6) Above-Ground Transmission Lines - ***NOT APPLICABLE***  
(7) Expansion of Gaming Enterprise District - ***NOT APPLICABLE***

***RESPONSE: Provisions (5), (6), and (7) are not applicable to this project.***

v. UC Public Meeting(s) and Decisions

(a) Required Public Notice Mailed and Posted notice, except for the following:

- (1) UC Gaming Enterprise District Expansion
- (2) Mailed notice with 2,500-foot radius, posted notice, and sign(s).
- (3) Neighborhood Casino
- (4) Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC
- (5) Alcohol as Primary Use Outside a Gaming Enterprise District
- (6) Redevelopment of Manufactured Home Park
- (7) Signs per §30.06.03E.2.ii(d)(8).

***RESPONSE: The Applicant acknowledges the above provision.***

(b) Hearing, Review, and Decision

- (1) Recommending Entities: Government entities, Town Board, plus:
  - i. For a Project of Regional Significance: Cities.

- ii. For Explosives, Hazardous Materials or Waste: entities listed under NRS 278.147. - **NOT APPLICABLE**

**RESPONSE: The Applicant acknowledges the above provision.**

- (2) Hearing
- (3) Public hearing required.

**RESPONSE: The Applicant acknowledges the above provision.**

- (4) Expansion of Gaming Enterprise District - **NOT APPLICABLE**
- (5) Decision-Making Body
  - i. Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:
    - a) Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to 278.147.
    - b) Expand or establish Monorail.

**RESPONSE: The Applicant acknowledges the above provision to the extent applicable to this project.**

- ii. Board for the following:
  - a) Development requiring a pre-submittal conference prior to submittal;
  - b) Expand the Gaming Enterprise District; **NOT APPLICABLE**
  - c) Establish a heliport; **NOT APPLICABLE**
  - d) Project of Regional Significance; **NOT APPLICABLE**
  - e) Redeveloping manufactured home parks to a different use; **NOT APPLICABLE**
  - f) Exotic or wild animals and inherently dangerous exotic or wild animals; **NOT APPLICABLE**
  - g) Cannabis establishment; **NOT APPLICABLE**
  - h) Transitional living facility for released offenders; **NOT APPLICABLE**
  - i) Property requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; **NOT APPLICABLE**
  - j) A Special Use Permit request submitted in conjunction with, or in lieu of, another application requiring Board approval; and
  - k) At the discretion of the Director.

***RESPONSE: The Applicant acknowledges the above provision to the extent applicable.***

- (6) Expiration of Approval: 2 years to commence, unless otherwise approved. When heard in conjunction with Tentative Map, the expiration date shall match the corresponding application.

***RESPONSE: The Applicant acknowledges the above provision.***

### **30.06.03 COMMON REVIEW PROCEDURES**

#### **D. General Standards of Analysis**

##### **7. General Standards for Approval**

- i. Consistency with Clark County Master Plan: The proposal is consistent with the Clark County Master Plan.

***RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.***

- ii. Compliance with This Title: The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

***RESPONSE: As demonstrated in this Justification Letter and to the extent applicable, the proposal complies with the Standards provided for in this Title.***

- iii. Prior Approvals: The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

***RESPONSE: To the extent applicable, the proposal complies with the above provision.***

- iv. Evidence of FAA Determination: Structures and/or uses subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B.2(i)(a)(1), require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation and/or is objectionable. A heliport, vertiport, airport, airstrip or aviation-flight use, requires written evidence from the FAA that the development has received a determination of no objection. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

***RESPONSE: The Applicant is submitting documentation of the FAA Determination finding that the facility does not cause a hazard to airspace. See Attachment 7—FAA Determination of No Hazard.***

E. General Public Meeting(s) and Decision

**3. General Hearing, Review, and Decision**

- i. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 30.06-1: Summary Table of Review Procedures.

***RESPONSE: The Applicant acknowledges this provision.***

- ii. The applicant has the burden of proof to demonstrate compliance with the applicable standards of approval set forth in this Title.

***RESPONSE: The Applicant acknowledges this provision.***

- iii. The decision-making body listed in Table 30.06-1: Summary Table of Review Procedures, shall have the authority to take final action. The Board shall take final action in place of the Commission for applications submitted in conjunction with another application requiring Board action.

***RESPONSE: The Applicant acknowledges this provision.***

- iv. For Commission recommendations forwarded to the Board, the Board meeting shall occur no sooner than the second zoning agenda following Commission action.

***RESPONSE: The Applicant acknowledges this provision.***

- v. The decision-making body considers the project, relevant supporting materials, staff report, recommendations from other reviewing bodies, and any evidence and public comments from the hearing if required.

***RESPONSE: The Applicant acknowledges this provision.***

- vi. The decision-making body may approve, approve with conditions, or deny based on the applicable approval criteria.

***RESPONSE: The Applicant acknowledges this provision and further states the Application is subject to the federal shot clock will applies to the time in which the application should be processed.***

- vii. The maximum density and intensity stated within a zoning district designation does not obligate the decision-making body to approve a development at the density or intensity proposed by an applicant, including up to the maximum. It shall be the obligation of the applicant to show, through sound land use planning practices and exceptional site and building design, that approval of a project at a proposed density or intensity is warranted.

***RESPONSE: This proposal will not impact density or intensity of uses.***

#### **5. General Conditions of Approval**

- i. Any decision-making body may impose conditions necessary to meet the objectives of this Title and to mitigate potential adverse impacts of that development on the surrounding properties, communities, and streets.

***RESPONSE: The Applicant acknowledges this provision.***

- ii. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed use or development or based upon standards duly adopted by the County. Such conditions may include those necessary to carry out the purpose and intent of the Clark County Master Plan, other adopted County plans, and this Title.

***RESPONSE: The Applicant acknowledges this provision.***

- iii. No conditions of approval shall be less restrictive than the requirements of this Title, except where the Code expressly allows otherwise.

***RESPONSE: The Applicant acknowledges this provision.***

- iv. Any condition imposed by the Commission or Board designed to mitigate an adverse impact, even if the condition conflicts with any requirement of this Title, shall be granted without additional application, unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).

***RESPONSE: The Applicant acknowledges this provision.***

- v. Any condition imposed on a previously approved application may be waived or modified through approval of a Waiver of Conditions. The Commission may only waive or modify conditions imposed by the Commission; however, the Board may waive or modify conditions imposed by either body.

***RESPONSE: The Applicant acknowledges this provision.***

- vi. If a prior approved application, or portion thereof, is expunged by a subsequent application approval, any prior conditions of approval shall also be considered expunged.

***RESPONSE: The Applicant acknowledges this provision.***

- vii. A Development Agreement may be required to address:
  - (a) Public facilities and/or infrastructure needs, including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development or the cumulative impact of the proposed development, or as identified in the PFNA or RISE report; or
  - (b) The needs identified by the Southwest Las Vegas Valley PFNA Report.

***RESPONSE: The Applicant acknowledges this provision.***

- viii. Conditions imposed on any application shall run with the land and be binding on the property owner and their successors

***RESPONSE: The Applicant acknowledges this provision.***

## **PUBLIC WORKS – WAIVER OF DEVELOPMENT STANDARDS**

### **1. PROJECT SUMMARY**

The Applicant requests relief and a waiver from the Public Works comments that require public improvements. The requests fail to consider the project context, including the location and purpose of the facility. Most notably, the project is located on Bureau of Land Management property and is an unmanned infrastructure facility — two characteristics that distinguish it from the types of developments for which such comments are typically intended. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. As discussed below, the specific public improvements requested by Public Works constitute an unlawful exaction under applicable legal standards.

## 2. WAIVER REQUESTS

Waiver #1: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along the frontage of the site along Wigwam Avenue per Uniform Standard Drawing 222.1.

- **Justification: As the project is located on undeveloped BLM property with no future developed planned for this area, offsite improvements such as sidewalks, curb, gutter, or streetlights would not be utilized or needed, have no nexus to the project purpose, and the cost and scale of constructing these improvements is disproportionate to the development.**

Waiver #2: Commercial curb return driveway on Wigwam Avenue per Uniform Standard Drawing 222.1.

- **Justification: The BLM grant authorizes only those improvements directly related to the installation and operation of the wireless facility, and any additional improvements beyond that scope — such as curb and gutter construction — are inconsistent with the terms and purpose of the grant. Moreover, requiring such improvements as a condition of project approval would constitute an unlawful exaction, as discussed in greater detail below.**

Waiver #3: Driveway width of 12 feet on Wigwam Avenue where the minimum width of 36 feet is required per Uniform Standard Drawing 222.1.

- **Justification: The driveway width standard applied by Public Works is a design requirement intended to accommodate developments that generate significant vehicular traffic. As an unmanned wireless infrastructure facility that produces virtually no traffic, the basis for the request is unsupported. Applying this requirement that is designed to accommodate 2 lanes of traffic is disproportionate to the project's actual traffic impacts, and a waiver of this standard is appropriate. Furthermore, the facilitation of increased traffic to the site and the BLM land is inconsistent with the scope of the grant.**

## 3. UNLAWFUL EXACTIONS

Furthermore, the requests for curbs, gutters, bus shelters, streetlights and the like constitute exactions sought to offset the cost of a public improvement unrelated to the underlying permit that allows the installation of an unstaffed wireless communication facility.

Exactions must be balanced against the Fifth Amendment Takings Clause which guarantees just compensation when land is taken for public use and the related legal precedents established in *Nollan v. California Coastal Commission* (1987) and *Dolan v. City of Tigard* (1994). In *Nollan*, the Supreme Court held that there must be an “essential nexus” between the exaction imposed by a government entity and the legitimate state interest being pursued by the development approval. *Dolan* further refined this doctrine by adding the “rough proportionality” test, requiring that there be a reasonable relationship in scope between the exaction and the impact of the proposed development.

Given the scope and impact of the project, the requirement to install street improvements would be barred as unconstitutional. The proposed land use is an unmanned wireless communication facility expected to generate only a single trip with a single vehicle per quarter and will have no impact on pedestrian traffic. Applying these principles, requiring public improvements does not meet the “essential nexus” requirement because the development does not directly necessitate such improvements and is inconsistent with the project purpose. There is no relationship or nexus between an unstaffed communication facility and the need for curb, gutters, or additional lighting. The requests also likewise fail the “rough proportionality” test because the scale and cost of installing the public improvements are disproportionate to the impact of the facility.

#### **4. CONCLUSION**

For all of the foregoing reasons, the Applicant seeks relief from and a waiver with respect to the comments addressed above. The project's location on BLM land, its unmanned and non-traffic-generating nature, and the lack of any rational nexus between the requested improvements and the project's actual impacts render these requests inappropriate. The Applicant respectfully requests that the County support the waiver requests and approve the project as presented.



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0547-USA:**

**USE PERMIT** for a communication tower and all ancillary equipment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) modified driveway geometrics.

**DESIGN REVIEW** for a proposed communication tower and ancillary equipment on a portion of 632.04 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Starr Avenue and east of Buffalo Drive within Enterprise. JJ/rp/cv  
(For possible action)

---

RELATED INFORMATION:

**APN:**

192-03-000-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Starr Avenue where required per Section 30.04.08C.
2.
  - a. Allow a commercial curb return driveway to not be installed along Starr Avenue where required per Uniform Standard Drawing 222.1.
  - b. Reduce the driveway width along Starr Avenue to 14 feet where 36 feet is the minimum required per Uniform Standard Drawing 222.1 (a 61% reduction).
  - c. Reduce departure distance from the intersection of Starr Avenue and Buffalo Drive to 134 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).

**LAND USE PLAN:**

ENTERPRISE - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.63 (subject portion)/632.04 (overall)
- Project Type: Communication tower and ancillary equipment
- Structure Height (feet): 100 (communication tower)/13 (equipment building)

**Site Plans**

The plans depict a 0.63 acre portion of the parcel to be disturbed to accommodate a new 8,050 square foot lease area accessed via Starr Avenue to the north. The site is owned by the USA

Bureau of Land Management (BLM) and features a proposed multi-carrier 100 foot high communication tower and an equipment building. The lease area is set back approximately 320 feet from the north property line, with the edge of the antennas being approximately 366 feet from the north property line. The proposed communication tower will be accessible via a proposed 14 foot wide access easement that will be graded or paved as necessary. The ancillary utility building and equipment are proposed to support the communication tower. The north, south, east, and west boundaries of the compound will be protected by an 8 foot high security fence.

#### Landscaping

Landscaping is not required or proposed with this application.

#### Elevations

The plans depict a 100 foot high monopole communication tower. Ground equipment will be enclosed within a CMU block equipment building. The tower will be structurally designed to accommodate more than 1 antenna array. It will be grey in color, intended to match the surroundings and minimize its visibility.

#### Applicant's Justification

The applicant states that the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The facility has been designed to be compatible with the surroundings and will provide essential communication services for the convenience and public safety of the community. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. The proposed communication tower will meet the required setbacks.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                     | <b>Action</b>  | <b>Date</b> |
|---------------------------|------------------------------------|----------------|-------------|
| UC-0497-01                | Use permit for a transmission line | Approved by PC | June 2001   |

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

#### Design Review

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

#### Use Permit & Design Review

Due to the rural nature and size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The tower is set back approximately 400 feet from the nearest residential development to the north and there are no communication towers within 600 feet of the proposed location. Therefore, the proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and ancillary utility building should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support these requests.

#### **Public Works - Development Review**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements along Starr Avenue and Buffalo Drive. This request will allow the new project to develop while leaving the existing street standards in place for those with direct access to Starr Avenue and Buffalo Drive. Additionally, staff finds that site access is expected to be minimal, therefore, absence of full improvements will not negatively impact traffic circulation or access.

##### Waiver of Development Standards #2a

Staff finds that the proposed driveway design should function safely without negatively impacting traffic circulation or access. Additionally, the very limited use of the driveway further supports that the design will operate safely without conflicts. Therefore, staff has no objection to this request.

#### Waiver of Development Standards #2b

Staff has no objection to the reduced driveway width along Starr Avenue. The driveway layout functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right-of-way. Because the driveway is expected to have minimal access, the reduced width remains sufficient for its intended use.

#### Waiver of Development Standards #2c

Although the departure distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site. Therefore, staff has no objection to this request.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- Applicant is advised a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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 conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- No improvements are permitted within the future 100 foot right-of-way for Buffalo Drive or within 100 feet of Starr Avenue.

##### **Fire Prevention Bureau**

- Ensure that the fire access lanes, turning radius, turn arounds, stub streets and hydrant placements all meet the Clark County code requirements.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** INTERCONNECT TOWERS

**CONTACT:** LIZ WALKER, 22500 SE 64TH PLACE, SUITE 130, ISSAQUAH, WA 98027





# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0547

11A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/30/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## ~~PLANNING COMMISSION (PC)~~

~~Date: \_\_\_\_\_ Time: 7:00 PM~~

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

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

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

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

**Department of Comprehensive Planning**

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

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

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## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100501

ASSESSOR PARCEL #(s): 192-03-000-001

PROPERTY ADDRESS/ CROSS STREETS: Starr Avenue and Buffalo Drive

### DETAILED SUMMARY PROJECT DESCRIPTION

This is a proposal for a 100' tall wireless facility to be installed on property owned by the Bureau of Land Management. The wireless communication facility will be enclosed within a 70' x 70' compound. A monopole structure will have a galvanized finish that will oxidize to a grey color.

### PROPERTY OWNER INFORMATION

NAME: InterConnect Towers LLC by Tom Gammon (via lease granted by the Bureau of Land Management)

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

### APPLICANT INFORMATION (information must match online application)

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

ACCELA REFERENCE CONTACT ID #

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: InterConnect Towers LLC by Tom Gammon

ADDRESS: 27762 Antonio Parkway, L1-471

CITY: Ladera Ranch

STATE: CA

ZIP CODE: 92694

TELEPHONE: CELL 202-255-7777

ACCELA REFERENCE CONTACT ID #

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

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

  
Property Owner (Signature)\*

Tom Gammon

Property Owner (Print)

5-15-2026

Date

**JUSTIFICATION LETTER AND RESPONSE TO PUBLIC WORKS COMMENTS  
RE COMMUNICATION TOWER SPECIAL USE + DESIGN REVIEW APPLICATIONS  
INTERCONNECT TOWERS – STARR AND BUFFALO (APR 26-100501)**

Submitted to Clark County, Nevada, Department of Comprehensive Planning

The Applicant's proposal complies with all requirements of Clark County's Unified Development Code (Title 30), which are addressed in this document in the following order:

**Wireless Facilities Requirements**

- 30.03.02 SUMMARY TABLE OF ALLOWED USES
- 30.03.08 PUBLIC AND QUASI-PUBLIC USES
- 30.03.08.B.2 COMMUNICATION TOWER

**Defined Terms**

- 30.07.02.C

**General Requirements**

- 20 30.06.05 APPLICATION TYPES
- 30.06.05.B DESIGN REVIEW
- 30.06.05.D SPECIAL USE
- 30.06.03 COMMON REVIEW PROCEDURES

**RESPONSE TO PUBLIC WORKS COMMENTS**

**PLEASE NOTE:** Applicant's responses to the above are indicated below each applicable provision in ***bold italicized blue text***.

**Title 30: Clark County Unified Development Code**  
**Wireless Facilities Requirements**  
**30.03.02 SUMMARY TABLE OF ALLOWED USES**

**30.03.02 SUMMARY TABLE OF ALLOWED USES**

**Table 30.03-1: Summary Table of Allowed Uses**

P=PERMITTED C=PERMITTED WITH CONDITIONS S=SPECIAL USE A=ACCESSORY USE T=TEMPORARY USE BLANK=PROHIBITED

| Districts                           | RSB0 | RS40 | RS20 | RS10 | RS5.2 | RS3.3 | RS2 | RM18 | RM32 | RM50 | CN | CP | CG | CC | CU | CR | IP | IL | IH | AG | OS | PF |
|-------------------------------------|------|------|------|------|-------|-------|-----|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|
| Salvage Yard                        |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    | S  |    |    |    |
| Sanitary Landfill                   |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    | S  |    |    |    |
| Wastewater Package Treatment Plant  | S    | S    | S    | S    |       |       |     |      |      |      |    |    |    |    |    |    | S  | S  | S  |    |    | S  |
| Wastewater Treatment Plant          | S    |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    | S  | S  | S  |    |    | S  |
| <b>PUBLIC AND QUASI-PUBLIC USES</b> |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| <b>Government</b>                   |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| Detention Facility                  |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    | S  |
| Government Facility                 | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | P  | P  | P  | P  | S  | S  | S  | S  | S  | P  |
| Government Facility, Temporary      | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |
| Library                             | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | P  | P  | P  | P  | P  | P  | S  |    |    | S  | P  |
| Park                                | P    | P    | P    | P    | P     | P     | P   | P    | P    | P    | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| <b>Utilities</b>                    |      |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |
| Communication Antenna               | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |
| Communication Tower                 | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  | S  |
| Communication Utility Building      | S    | S    | S    | S    | S     | S     | S   | S    | S    | S    | S  | S  | P  | S  | S  | S  | P  | P  | S  | S  | S  | S  |
| Electric Generation, Large-Scale    | S    |      |      |      |       |       |     |      |      |      |    |    |    |    |    |    | C  | S  | S  | S  | S  | S  |
| Electric Generation, Small-Scale    | A    | A    | A    | A    | A     | A     | A   | A    | A    | A    | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  |
| Public Utility Structure            | C    | C    | C    | C    | C     | C     | C   | C    | C    | C    | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  | C  |

***RESPONSE: The facility will be located on a parcel zoned RS20.***

**30.03.08.B.2 PUBLIC AND QUASI-PUBLIC USES, COMMUNICATION TOWER**

**2. Communication Tower**

**i. Layout and Design**

- (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.

***RESPONSE: The proposed facility complies with this requirement and is designed to accommodate 5 carriers.***

- (b) Any facility that does not have permanent staff assigned to it shall meet the following standards:
  - (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

***RESPONSE: This provision does not apply to the proposed Facility as it does not exceed 40,000 square feet. The Applicant is proposing to install a communications facility within a 8050 sq ft lease area, granted to it by the BLM.***

- (2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any area subject to §30.04.06, Residential Adjacency.

***RESPONSE: The lease area will be screened by an 8' tall fence that will surround and screen the compound.***

- (c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

***RESPONSE: The monopole will be a galvanized grey color and allowed to weather, so that a few months after install, the galvanization will oxidize and become a dull, light grey color naturally—similar to many of the existing NVE Transmission Poles in the Las Vegas Valley.***

- (d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

**RESPONSE: To provide for maximum collocation opportunities and to close the coverage gap for Verizon Wireless, the monopole will be 100' tall.**

(e) Any tower shall meet the following setbacks:

- (1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any area subject to §30.04.06, Residential Adjacency.

**RESPONSE: The monopole is not located within a public utility substation.**

- (2) Any tower not located within a public utility substation shall be 40 feet from any street.

**RESPONSE: The monopole is setback more than 40 feet from the adjacent ROWs to the south and the west. See Attachment 4—Zoning Drawings.**

- (3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:
  - (i) If the subject lot or parcel is less than 2.5 acres, the tower shall be set back 200% of the height of the tower.
  - (ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.
  - (iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.

**RESPONSE: The property acreage exceeds 2.5, and the required setback is 300'. In this case, the monopole is setback more than 300' from the nearest residential used parcels to the north.**

- (4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located within a cluster of other towers.

**RESPONSE: There are no communication towers within 600 feet of the proposed monopole.**

ii. Performance Bond

- (a) A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower, plus an additional 15% contingency and to restore the site including stabilization and revegetation as necessary.

- (1) An estimate of the removal cost from a Clark County-licensed company experienced in contracting for removal of standard components shall accompany the bond.
- (b) Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.
- (c) All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.
- (d) If no bond is in place, or if the County cannot collect on a bond issued pursuant to this Section, the following procedure shall apply:
  - (1) Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.
  - (2) If removal is not timely, the County may remove or cause the removal of the tower and associated components, and assess the costs of removal against the property, after notice and opportunity to be heard is provided as follows:
    - (i) Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.
    - (ii) The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.
    - (iii) The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

**RESPONSE:** *A removal bond will be issued to the BLM per federal regulations.*

#### **30.07.02 DEFINED TERMS**

##### **C. Communication Utility Building**

**A building used by a communication provider to house communication equipment such as, but not limited to, computer network servers, connections, and electronic cabling systems. This does not include communication antennas and towers or offices for permanent staff.**

**RESPONSE:** *The proposed structure within the compound meets the definition of a Communication Utility Building. The proposed structure will be a 30' x 20' (600 sq ft) CMU block wall utility building. It is designed to house the equipment from at least three separate wireless carriers and is divided into 3 equipment rooms for this purpose.*

## General Requirements

### 30.06.05.B APPLICATION TYPES, DESIGN REVIEW

1. Purpose: Design Review is intended to ensure compliance with the development and design standards of this Title.

***RESPONSE: The Applicant acknowledges the purpose of the Design Review process.***

2. Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
  - i. Pre-Submittal Conference: May be required per §30.06.03B, Pre-Submittal Conference.

***RESPONSE: The Pre-Submittal Application is ongoing, and the next meeting is scheduled for July 15.***

- ii. DR Review and Submittal
  - (a) Standards for Acceptance: Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:
    - (1) All new single-family attached residential construction;
    - (2) Initial non-single-family development with total building area of 25,000 square feet or more;
    - (3) Changes in previously approved uses or primary structures;
    - (4) When in conjunction with any other required application;
    - (5) Initial development located within a PF zoning district; or
    - (6) As determined by the Director.

***RESPONSE: The Applicant has been advised that the Design Review applies.***

- iii. DR Analysis
  - (a) Standards for Approval
    - (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

***RESPONSE: As a critical communication Facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The monopole will be a galvanized grey color and will be enclosed within a fenced compound.***

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

**RESPONSE:** *The design is consistent with similar types of essential infrastructure and design components have been incorporated to minimize the visual impact. The site meets the design and structural criteria as required by the applicable federal regulations.*

- (3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

**RESPONSE:** *The Applicant is proposing an unmanned facility and as such it will not impact access or circulation. Once constructed, the Facility is expected to require no more than bi-monthly maintenance visits.*

iv. DR Public Meeting(s) and Decision

(a) Required Public Notice. Mailed and Posted notice, plus:

- (1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the Mailed Notice radius for Design Review, unless a larger mailed notice is required by the subsequent use/application type.

**RESPONSE:** *The Applicant agrees to adhere to the applicable notice requirements.*

(b) Hearing, Review, and Decision

- (1) Recommending Entities. Government entities, public utilities, and Town Board, plus cities for projects of regional significance.

**RESPONSE:** *The Applicant acknowledges this provision.*

- (2) Hearing. Public Hearing.

**RESPONSE:** *The Applicant acknowledges this provision.*

- (3) Decision-Making Body. Commission, except Board for the following:
  - (i) When required as a condition of approval of any final action by the Board;
  - (ii) Those submitted in conjunction with, or in lieu of, another application requiring Board approval;
  - (iii) Modifications to an application or development previously approved by the Board;
  - (iv) Projects of Regional Significance;
  - (v) Applications for development within a Historic Designation Overlay per §30.02.26D.4, Procedure for Review of New Construction, Alteration, and Demolition;

- (vi) Property requiring deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and
- (vii) At the discretion of the Director.

***RESPONSE: The Applicant acknowledges this provision.***

- (4) Expiration of Approval 2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

***RESPONSE: The Applicant acknowledges this provision.***

- v. DR Post-Decision Actions
  - (a) Changes to Approved Plans: Any changes that cannot be accommodated through a Minor Deviation or Administrative Design Review shall require a Design Review, and/or a Waiver of Development Standards.

***RESPONSE: The Applicant acknowledges this provision.***

#### **30.06.05.D APPLICATION TYPES, SPECIAL USE**

- 1. Purpose
  - i. Generally: The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

***RESPONSE: The Applicant acknowledges that the Department has advised that a Special Use Permit review is required.***

- ii. UC Gaming Enterprise District

***RESPONSE: This provision is not applicable to the project.***

- 2. UC Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
  - i. Pre-submittal Conference
  - ii. May be required per §30.06.03B, Pre-Submittal Conference.
  - iii. UC Review and Submittal
    - (a) Standards for Acceptance: A Special Use Permit is required when specified in this Title. The following uses must comply with the listed standards:
      - (1) Cannabis Establishment - ***NOT APPLICABLE***
      - (2) Limitations on Expansion of Gaming Enterprise District - ***NOT APPLICABLE***
      - (3) Neighborhood Casino - ***NOT APPLICABLE***
      - (4) Monorail - ***NOT APPLICABLE***

***RESPONSE: To the extent applicable, the Applicant acknowledges this provision.***

iv. UC Analysis

- (a) Standards for Approval: Requests shall be considered subject to Commission and/or Board discretion in consideration of the general standards for approval in §30.06.03D.7, General Standards for Approval, and the following specific standards:

- (1) Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

***RESPONSE: To the extent applicable, the Applicant acknowledges this provision.***

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

***RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected Communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.***

- (3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

***RESPONSE: The project will not cause adverse effects on adjacent properties. It is an unmanned infrastructure improvement that will enhance communications in the area. It will not affect the character, traffic, parking, public sites, rights of way, or other matters affecting public health, safety, and general welfare. As described above, the facility will improve public health by increasing access to services and enhance 911 and emergency response services.***

- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

**RESPONSE: As an unmanned passive facility, it will not burden or impact access to facilities or services.**

- (5) Cannabis Establishments - **NOT APPLICABLE**
- (6) Above-Ground Transmission Lines - **NOT APPLICABLE**
- (7) Expansion of Gaming Enterprise District - **NOT APPLICABLE**

**RESPONSE: Provisions (5), (6), and (7) are not applicable to this project.**

- v. UC Public Meeting(s) and Decisions
  - (a) Required Public Notice Mailed and Posted notice, except for the following:
    - (1) UC Gaming Enterprise District Expansion
    - (2) Mailed notice with 2,500-foot radius, posted notice, and sign(s).
    - (3) Neighborhood Casino
    - (4) Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC
    - (5) Alcohol as Primary Use Outside a Gaming Enterprise District
    - (6) Redevelopment of Manufactured Home Park
    - (7) Signs per §30.06.03E.2.ii(d)(8).

**RESPONSE: The Applicant acknowledges the above provision.**

- (b) Hearing, Review, and Decision
  - (1) Recommending Entities: Government entities, Town Board, plus:
    - i. For a Project of Regional Significance: Cities.
    - ii. For Explosives, Hazardous Materials or Waste: entities listed under NRS 278.147. - **NOT APPLICABLE**

**RESPONSE: The Applicant acknowledges the above provision.**

- (2) Hearing
- (3) Public hearing required.

**RESPONSE: The Applicant acknowledges the above provision.**

- (4) Expansion of Gaming Enterprise District - **NOT APPLICABLE**
- (5) Decision-Making Body
  - i. Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:

- a) Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to 278.147.
- b) Expand or establish Monorail.

**RESPONSE:** *The Applicant acknowledges the above provision to the extent applicable to this project.*

- ii. Board for the following:
  - a) Development requiring a pre-submittal conference prior to submittal;
  - b) Expand the Gaming Enterprise District; **NOT APPLICABLE**
  - c) Establish a heliport; **NOT APPLICABLE**
  - d) Project of Regional Significance; **NOT APPLICABLE**
  - e) Redeveloping manufactured home parks to a different use; **NOT APPLICABLE**
  - f) Exotic or wild animals and inherently dangerous exotic or wild animals; **NOT APPLICABLE**
  - g) Cannabis establishment; **NOT APPLICABLE**
  - h) Transitional living facility for released offenders; **NOT APPLICABLE**
  - i) Property requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; **NOT APPLICABLE**
  - j) A Special Use Permit request submitted in conjunction with, or in lieu of, another application requiring Board approval; and
  - k) At the discretion of the Director.

**RESPONSE:** *The Applicant acknowledges the above provision to the extent applicable.*

- (6) Expiration of Approval: 2 years to commence, unless otherwise approved. When heard in conjunction with Tentative Map, the expiration date shall match the corresponding application.

**RESPONSE:** *The Applicant acknowledges the above provision.*

### **30.06.03 COMMON REVIEW PROCEDURES**

#### **D. General Standards of Analysis**

#### **7. General Standards for Approval**

- i. Consistency with Clark County Master Plan: The proposal is consistent with the Clark County Master Plan.

**RESPONSE:** *The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communications infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.*

- ii. Compliance with This Title: The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

**RESPONSE:** *As demonstrated in this Justification Letter and to the extent applicable, the proposal complies with the Standards provided for in this Title.*

- iii. Prior Approvals: The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

**RESPONSE:** *To the extent applicable, the proposal complies with the above provision.*

- iv. Evidence of FAA Determination: Structures and/or uses subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B.2(i)(a)(1), require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation and/or is objectionable. A heliport, vertiport, airport, airstrip or aviation-flight use, requires written evidence from the FAA that the development has received a determination of no objection. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

***RESPONSE: The Applicant is submitting documentation of the FAA Determination finding that the facility does not cause a hazard to airspace. See Attachment 7—FAA Determination of No Hazard.***

E. General Public Meeting(s) and Decision

**3. General Hearing, Review, and Decision**

- i. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 30.06-1: Summary Table of Review Procedures.

***RESPONSE: The Applicant acknowledges this provision.***

- ii. The applicant has the burden of proof to demonstrate compliance with the applicable standards of approval set forth in this Title.

***RESPONSE: The Applicant acknowledges this provision.***

- iii. The decision-making body listed in Table 30.06-1: Summary Table of Review Procedures, shall have the authority to take final action. The Board shall take final action in place of the Commission for applications submitted in conjunction with another application requiring Board action.

***RESPONSE: The Applicant acknowledges this provision.***

- iv. For Commission recommendations forwarded to the Board, the Board meeting shall occur no sooner than the second zoning agenda following Commission action.

***RESPONSE: The Applicant acknowledges this provision.***

- v. The decision-making body considers the project, relevant supporting materials, staff report, recommendations from other reviewing bodies, and any evidence and public comments from the hearing if required.

***RESPONSE: The Applicant acknowledges this provision.***

- vi. The decision-making body may approve, approve with conditions, or deny based on the applicable approval criteria.

***RESPONSE: The Applicant acknowledges this provision and further states the Application is subject to the federal shot clock will applies to the time in which the application should be processed.***

- vii. The maximum density and intensity stated within a zoning district designation does not obligate the decision-making body to approve a development at the density or intensity proposed by an applicant, including up to the maximum. It shall be the obligation of the

applicant to show, through sound land use planning practices and exceptional site and building design, that approval of a project at a proposed density or intensity is warranted.

**RESPONSE: This proposal will not impact density or intensity of uses.**

**5. General Conditions of Approval**

- i. Any decision-making body may impose conditions necessary to meet the objectives of this Title and to mitigate potential adverse impacts of that development on the surrounding properties, communities, and streets.

**RESPONSE: The Applicant acknowledges this provision.**

- ii. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed use or development or based upon standards duly adopted by the County. Such conditions may include those necessary to carry out the purpose and intent of the Clark County Master Plan, other adopted County plans, and this Title.

**RESPONSE: The Applicant acknowledges this provision.**

- iii. No conditions of approval shall be less restrictive than the requirements of this Title, except where the Code expressly allows otherwise.

**RESPONSE: The Applicant acknowledges this provision.**

- iv. Any condition imposed by the Commission or Board designed to mitigate an adverse impact, even if the condition conflicts with any requirement of this Title, shall be granted without additional application, unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).

**RESPONSE: The Applicant acknowledges this provision.**

- v. Any condition imposed on a previously approved application may be waived or modified through approval of a Waiver of Conditions. The Commission may only waive or modify conditions imposed by the Commission; however, the Board may waive or modify conditions imposed by either body.

**RESPONSE: The Applicant acknowledges this provision.**

- vi. If a prior approved application, or portion thereof, is expunged by a subsequent application approval, any prior conditions of approval shall also be considered expunged.

**RESPONSE: The Applicant acknowledges this provision.**

- vii. A Development Agreement may be required to address:

- (a) Public facilities and/or infrastructure needs, including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development or the cumulative impact of the proposed development, or as identified in the PFNA or RISE report; or
- (b) The needs identified by the Southwest Las Vegas Valley PFNA Report.

**RESPONSE: The Applicant acknowledges this provision.**

- viii. Conditions imposed on any application shall run with the land and be binding on the property owner and their successors

**RESPONSE: The Applicant acknowledges this provision.**

## RESPONSE TO PUBLIC WORKS COMMENTS DATED JUNE 4, 2026

APR-26-100501 – APN: 192-03-000-001 – Public Works Comments



Clark County <Clarkcounty-accel@clarkcountynv.gov>  
To: Liz Walker  
Cc: PWLanduse@ClarkCountyNV.gov; Ken Lyons; tom@ictowers.com; regan@ictowers.com

You forwarded this message on 6/4/2025 11:32 AM.

Reply Reply All Forward

Good morning,

Please see the Public Works comments below.

- Provide and show the limits of the Bureau of Land Management (BLM) grant/lease. Note: The driveway cannot be at the intersection of Buffalo Drive and Starr Avenue. Clark County does not allow driveways to be at intersections.

Be advised that there may be additional comments.

Thank you,  
Keith Haywood

### Directions for when you make the necessary changes

Email the following to Public Works – Development Review at [PWLanduse@ClarkCountyNV.gov](mailto:PWLanduse@ClarkCountyNV.gov):

- o A detailed written response to each of our comments.
- o Copies of revised plans and documents.
- o If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

**Public Works Comment:** Provide and show the limits of the Bureau of Land Management (BLM) grant/lease.

**RESPONSE: The Applicant has provided and shown the limits of the BLM grant/lease. The lease area is dimensioned out on the A-2 sheet and the distance to nearest property lines from edge of lease areas are on sheet A-1.**

**Public Works Comment:** The driveway cannot be at the intersection of Buffalo Drive and Starr Avenue. Clark County does not allow driveways to be at intersections.

**RESPONSE AND REQUEST FOR WAIVER: The driveway was moved away from the intersection. Please see revised drawings.**

## **PUBLIC WORKS WAIVER OF DEVELOPMENT STANDARDS**

### **1. PROJECT SUMMARY**

The Applicant requests relief and a waiver from the Public Works comments that require public improvements. The requests fail to consider the project context, including the location and purpose of the facility. Most notably, the project is located on Bureau of Land Management property and is an unmanned infrastructure facility — two characteristics that distinguish it from the types of developments for which such comments are typically intended. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. As discussed below, the specific public improvements requested by Public Works constitute an unlawful exaction under applicable legal standards.

### **2. Public Works – Waiver of Development Standards**

**Waiver #1: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along the frontage of the site per Uniform Standard Drawing 222.1.**

- **Justification:** As the project is located on undeveloped BLM property with no future developed planned for this area, offsite improvements such as sidewalks, curb, gutter, or streetlights would not be utilized or needed, have no nexus to the project purpose and the cost and scale of constructing these improvements is disproportionate to the development.

**Waiver #2: Commercial curb return driveway per Uniform Standard Drawing 222.1.**

- **Justification:** The BLM grant authorizes only those improvements directly related to the installation and operation of the wireless facility, and any additional improvements beyond that scope — such as curb and gutter construction — are inconsistent with the terms and purpose of the grant. Moreover, requiring such improvements as a condition of project approval would constitute an unlawful exaction, as discussed in greater detail below.

**Waiver #3: Driveway width of 14 feet where the minimum width of 36 feet is required per Uniform Standard Drawing 222.1.**

- **Justification:** The driveway width standard applied by Public Works is a design requirement intended to accommodate developments that generate significant vehicular traffic. As an unmanned wireless infrastructure facility that produces

**virtually no traffic, the basis for the request is unsupported. Applying this requirement that is designed to accommodate 2 lanes of traffic is disproportionate to the project's actual traffic impacts, and a waiver of this standard is appropriate. Furthermore, the facilitation of increased traffic to the site and the BLM land is inconsistent with the scope of the grant.**

**Waiver #4: Departure distance of 134.4 feet on Starr Avenue where the minimum distance of 190 feet is required per Uniform Standard Drawing 222.1.**

- **Justification: The departure distance cannot be increased because of the location of the retention basin north and east of the site on the subject property along the roadway to the east. The applicant moved the driveway as far east as possible.**

**Waiver #5: Street landscaping pursuant to section 30.04.01D7 to the extent not exempted.**

- **Justification: The Applicant has requested a waiver to install offsite improvements and similarly it requests a waiver from the street landscaping. As the project is located on undeveloped BLM property with no future developed planned for this area, street landscaping would have no nexus to the project purpose and the cost and scale of constructing these improvements is disproportionate to the development.**

### **3. UNLAWFUL EXACTIONS**

Furthermore, the requests for curbs, gutters, bus shelters, streetlights and the like constitute exactions sought to offset the cost of a public improvement unrelated to the underlying permit that allows the installation of an unstaffed wireless communication facility.

Exactions must be balanced against the Fifth Amendment Takings Clause which guarantees just compensation when land is taken for public use and the related legal precedents established in *Nollan v. California Coastal Commission* (1987) and *Dolan v. City of Tigard* (1994). In *Nollan*, the Supreme Court held that there must be an “essential nexus” between the exaction imposed by a government entity and the legitimate state interest being pursued by the development approval. *Dolan* further refined this doctrine by adding the “rough proportionality” test, requiring that there be a reasonable relationship in scope between the exaction and the impact of the proposed development.

Given the scope and impact of the project, the requirement to install street improvements would be barred as unconstitutional. The proposed land use is an

unmanned wireless communication facility expected to generate only a single trip with a single vehicle per quarter and will have no impact on pedestrian traffic. Applying these principles, requiring public improvements does not meet the "essential nexus" requirement because the development does not directly necessitate such improvements and is inconsistent with the project purpose. There is no relationship or nexus between an unstaffed communication facility and the need for curb, gutters, or additional lighting. The requests also likewise fail the "rough proportionality" test because the scale and cost of installing the public improvements are disproportionate to the impact of the facility.

## **2. CONCLUSION**

For all of the foregoing reasons, the Applicant seeks relief from and a waiver with respect to the comments addressed above. The project's location on BLM land, its unmanned and non-traffic-generating nature, and the lack of any rational nexus between the requested improvements and the project's actual impacts render these requests inappropriate. The Applicant respectfully requests that the County support the waiver requests and approve the project as presented.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0549-BRETTHAUER FAMILY TRUST & BRETTHAUER ERICH & SHARLENE TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) waive full off-site improvements.

**DESIGN REVIEW** for a proposed 2 lot single-family residential subdivision on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Warbonnet Way and south of Torino Avenue within Enterprise. JJ/tpd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

176-16-801-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback for lot 2 to 10 feet where 30 feet are required per Section 30.02.04. (a 33% reduction).  
b. Reduce the front setback for lot 1 to 20 feet where 40 feet are required per Section 30.02.04. (a 50% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Warbonnet Way where required per Section 30.04.08.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: n/a
- Site Acreage: 1.25
- Project Type: Single-family residential
- Number of Lots/Units: 2
- Density (du/ac): 1.56
- Minimum/Maximum Lot Size (square feet): 19,261/27,405 (net)/25,467/30,148 (gross)
- Building Height (feet): 21
- Square Feet: 3,452 to 4,102 (primary dwelling)/312 to 560 (accessory building)

### Site Plan

The plan depicts 2 single-family residential lots with lot 1 being directly adjacent to Warbonnet Way and lot 2 being a flag lot. Lot 1 will be 25,467 gross square feet and 19,261 net square feet. Lot 2 will be 30,148 gross square feet and 27,405 net square feet. Please refer to the plans on file for the subdivision layout that was reviewed with this request.

### Landscaping

The applicant has indicated that all proposed landscaping will comply with Title 30.

### Elevations

The plans depict 6 proposed elevations that prospective buyers can choose from. Each elevation provides a stucco exterior with a varying pitched roofline. In addition, there are 2 elevation plans for accessory structures that also have a stucco exterior with a varying pitched roofline. Please refer to the plans on file for each elevation that was reviewed with this request.

### Floor Plans

The plans depict 6 proposed floor layouts that prospective buyers can choose from. Each floor plan provides between 3,452 square feet to 4,102 square feet of total space. In addition, there are 4 floor plans for accessory buildings that provide between 312 square feet to 560 square feet. Please refer to the plans on file for each floor plan that was reviewed with this request.

### Applicant's Justification

The applicant indicates the requested design review and waivers are needed to ensure a quality residential development that will resolve drainage and grading problems specific to the site. The design of the project is based on flood and engineering protection requirements. Its compatibility to the surrounding area is undeniable because of its low density and single story design. Approval of this proposed development will provide protection for adjacent properties by improving drainage and maintaining compatibility with surrounding residential uses.

### Prior Land Use Requests

| Application Number | Request                                                           | Action          | Date         |
|--------------------|-------------------------------------------------------------------|-----------------|--------------|
| ZC-1026-05         | Zone change to reclassify parcels of land 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 | RS20 (NPO-RNP)            | Single-family residential |
| West          | Open Lands                | RS20 (NPO-RNP)            | Undeveloped               |
| East          | Ranch Estate Neighborhood | RS20 (NPO-RNP)            | Undeveloped               |

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

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request 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.

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages and adjacent properties lines. This effort is done to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts to adjacent properties. Staff find the close proximity of the proposed single-family residence will have a negative impact to the surrounding area. It is for these findings that staff cannot support the request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 find the proposed design of the single-family residences are compliant with Title 30 standards. Furthermore, this proposal aligns with Policy 1.5.1 of the Master Plan which seeks to protect existing Rural Neighborhood Preservation (RNP) areas. In addition, this development aligns with Policy EN-1.2 of the Master Plan. This policy seeks to encourage development within Ranch Estate Neighborhoods that aligns with the residential character of the designation. It is for these findings that staff can support the request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

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

##### **Public Works - Development Review**

- Comply with previously approved drainage study PW26-15432.
- Right-of-way dedication to include 30 feet for Warbonnet Way:
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Warbonnet Way.

##### **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 #0617-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRI POINTE HOMES NEVADA, INC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-26-0549

12A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 9/30/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

## ~~PLANNING COMMISSION (PC)~~

~~Date: \_\_\_\_\_ Time: 7:00 PM~~

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

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

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

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/21/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **UPPER & LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101038

ASSESSOR PARCEL #(s): 176-16-801-015

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue & Warbonnet Way

## DETAILED SUMMARY PROJECT DESCRIPTION

- To construct a 2-lot single family residential development
- Waiver of Development Standards and Design Review
- Vacations of Patent Easements

## PROPERTY OWNER INFORMATION

NAME: Brethauer Family Trust

ADDRESS: PO Box 81529

CITY: Las Vegas

STATE: NV

ZIP CODE: 89180-1529

TELEPHONE: N/A

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, LLC

ADDRESS: 7455 Arroyo Crossing Parkway, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL N/A

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.

Sharon Brethauer  
Property Owner (Signature)\*

Sharon Brethauer  
Property Owner (Print)

6/26/24  
Date



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101038

ASSESSOR PARCEL #(s): 176-16-801-015

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue & Warbonnet Way

### DETAILED SUMMARY PROJECT DESCRIPTION

- To construct a 2-lot single family residential development
- Wavier of Development Standards and Design Review
- Vacations of Patent Easements

### PROPERTY OWNER INFORMATION

NAME: Brethauer Erich & Sharlene TRS

ADDRESS: PO Box 81529

CITY: Las Vegas

STATE: NV

ZIP CODE: 89180-1529

TELEPHONE: N/A

CELL N/A

### APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, LLC

ADDRESS: 7455 Arroyo Crossing Parkway, Suite 110

CITY: Las Vegas

STATE: NV

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ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL N/A

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.

*Sharlene Brethauer*  
Property Owner (Signature)\*

*Sharlene Brethauer*  
Property Owner (Print)

*6/26/26*  
Date

August 14, 2026

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89155

**RE: Justification Letter – Design Review/Waiver of Development Standards  
Torino Warbonnet (176-16-801-015)**

To Whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a Design Review and Waiver of Development Standards on the above-mentioned parcel to allow for a detached single-family development known as Torino Warbonnet. The proposed development is located 150 feet south of Torino Avenue and west of Warbonnet Way.

Our client proposes to develop a single-family residential detached community on 1.28 acres which will consist of 2 lots at a density of 1.56 units per acre, which is under the allowed density for the parcel. We are not proposing to change the zoning of the parcel. The house plans include three one-story homes ranging in size from 3,452 square feet up to 4,102 square feet, with architectural styles characterized as Desert Modern and New Century Modern. These proposed one-story homes will feature standard 3- or 4-car garages with driveways that (at a minimum) will be two car widths wide. This development requires a total of 5 parking spaces (2.2 p.s. per lot x 2 lots). By utilizing the minimum three-car garage parking spaces and minimum two-car driveway spaces per lot, and only one on-street parking space, the site will provide over 11 parking spaces, which far exceeds the minimum required parking.

Architecturally, the homes will primarily feature composite shingle roofing with a portion of the "A" elevations to have standing metal seam roofing. The buildings themselves will have a combination of materials including painted stucco in a neutral color palette, stone accents, and select metal cladding elements. Accent walls will be incorporated to complement and blend with the surrounding natural environment. The architectural style is characterized as Desert Modern and New Century Modern. All primary structures will have a maximum building height of 20 feet and 8 inches.

Additionally, four distinct accessory structures will be offered at this development as separate options to future homebuyers on lots that can accommodate these structures by meeting all applicable minimum setbacks and lot coverage maximums. These include one Accessory Living Quarter and three distinct Accessory Buildings as outlined in the table on the next sheet. While there is no limit within Title 30 for the number of Accessory Buildings allowed on a single residential lot, the optional Accessory Living Quarter will be limited to only one per residential lot (that can accommodate it).

## Design Review

For a proposed single-family detached development consisting of 2 residential lots. The proposed development does not have an internal street. The homes will be a maximum of 20'-8" in height. Each house will feature a 3 or 4-car garage depending on the house floor plan. Lot 1 will directly face Warbonnet Way and Lot 2 is a flag shaped lot, and we are proposing to side load the house orientation to Warbonnet Way (we are asking for waivers to setbacks for Lot 2 to accomplish this request, they are listed below). The proposed development is designed to create a high-quality residential environment that complements the surrounding neighborhood while providing a distinctive architectural character and enhanced streetscape appearance.

Below is a breakdown of the proposed house plans for your convenience.

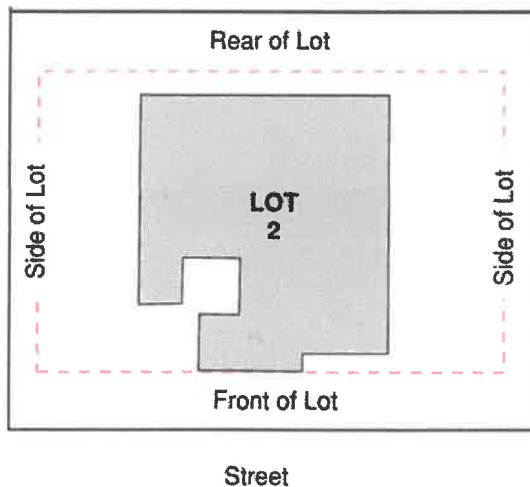
| <b>Proposed Tri Pointe Homes (6 plans total)</b>                                      |
|---------------------------------------------------------------------------------------|
| New Century Modern Plan 1A<br>3,452 SQ. FT,<br>Max Height from Finished Grade: 20'-8" |
| Desert Modern Plan 1B<br>3,452 SQ. FT,<br>Max Height from Finished Grade: 20'-7"      |
| New Century Modern Plan 2A<br>3,740 SQ. FT,<br>Max Height from Finished Grade: 19'-4" |
| Desert Modern Plan 2B<br>3,740 SQ. FT,<br>Max Height from Finished Grade: 19'-1"      |
| New Century Modern Plan 3A<br>4,102 SQ. FT,<br>Max Height from Finished Grade: 19'-8" |
| Desert Modern Plan 3B<br>4,102 SQ. FT,<br>Max Height from Finished Grade: 19'-8"      |

| <b>Optional Accessory Structure</b>  | <b>Interior Square Footage</b> | <b>Max Bldg Height from Finished Grade</b> |
|--------------------------------------|--------------------------------|--------------------------------------------|
| Accessory Living Quarters            | 312                            | A Elevation: 13'4"<br>B Elevation: 13'11"  |
| Accessory Building (Detached Garage) | 560                            | A Elevation: 14'0"<br>B Elevation: 14'0"   |
| Accessory Building 1 (Cabana)        | N/A                            | A Elevation: 13'4"<br>B Elevation: 12'9"   |
| Accessory Building 2 (Game Room)     | 312                            | A Elevation: 13'4"<br>B Elevation: 13'11"  |

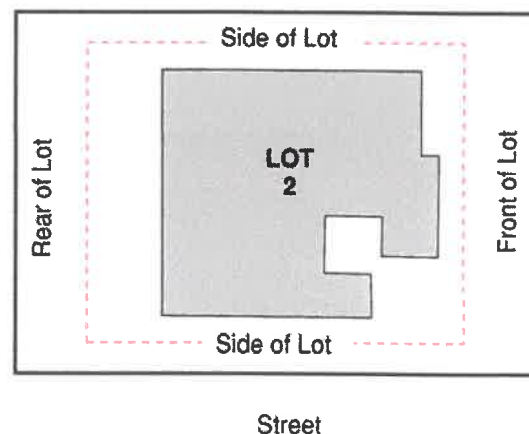
## Waiver of Development Standards

1. To waive full off-site improvements (curb & gutter, sidewalk, and streetlights) along Warbonnet Way where required per Chapter 30.04.08.C. We are requesting to keep the rural character of the neighborhood. We are also willing to provide a detached 5' wide asphalt path along Warbonnet Way as has been requested by Clark County Public Works for pedestrian access.
2. To reduce the front setback on Lot 1 from 40' to 20' as required per Chapter 30.02.04.A. All three proposed homes feature a single side-loaded garage which will be located at the 20' minimum setback. This places the street facing two-car garages an additional ten feet back from this reduced setback, creating a minimum 30' long driveway. This 30' minimum driveway depth will allow for longer trucks to be parked in the driveway and not hang over into the right of way.
3. To reorient the plotting of the house on Lot 2 by rotating it up to (and including) 90 degrees from the typical street-facing orientation (as depicted in the Alternative Lot Configuration graphic below). This requires (i) a reduction in the front setback to 10' where 40' is required per Chapter 30.02.04.A and (ii) a reduction in the rear setback to 10' where 30' is typically required per Chapter 30.02.04.A. These reduced setbacks will function as side setbacks in the Alternative Lot Configuration, while the side setbacks in the Standard Lot Configuration (see graphic below) will then function as a 20' minimum front setback and 30' minimum rear setback.

**Standard Lot Configuration**



**Alternative Lot Configuration**



The requested Design Review and Waivers are necessary to facilitate quality residential development while addressing site-specific drainage and grading conditions. The requested deviations are driven by engineering and flood protection requirements rather than increased development intensity or density. The project remains compatible with surrounding land uses through its low-density layout, single-story building design, enhanced architectural character, and substantial parking supply.

Approval of the requested entitlements will allow for the development of a well-planned residential community that provides high-quality housing opportunities, protects adjacent properties through appropriate drainage improvements, and maintains compatibility with the surrounding neighborhood.

For these reasons, we respectfully request approval of the Design Review and Waiver of Development Standards applications for the proposed Torino Warbonnet development.

Sincerely,



Mark Bangan  
Director of Planning Services

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Parks/RPM**

Comprehensive Planning will share the findings of the Parks Master Plan with the Town Board when it is completed and approved by the Board of County Commissioners. The Parks Master Plan identifies gaps in facilities needed to bring the parks level of service to an acceptable level and makes suggestions on needed facilities to fill the gaps. The goal for getting the plan finalized and approved by the BCC should occur this Fall.

#### **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025.
- Fund at least one additional park.
  - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
  - Updated estimate will be added to CIP list
  - Fund the park
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
  - Updated estimate will be added to CIP list
  - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
  - Updated estimate will be added to CIP list
  - Fund the park.

#### **Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.

## ENTERPRISE TAB BUDGET REQUESTS 2026-2027

### Advanced Planning

#### **Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.**

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
  - ADD to work plan.
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via electrical transmission easements.
  - Obtain permission to use electrical transmission easements for multi-modal trails.
  - Identify funding sources for the multi-modal trail system.
  - Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
  - Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

One cannot simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works**

#### **Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

- The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.
- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

#### **Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**

- Install a traffic signal at the intersection of Silverado Ranch Blvd and Valley View Blvd.
- Valley View Blvd is mostly a two-lane road currently.
- RTC diagram 244.12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
  - Valley View serves as an alternate north/south for Southern Highlands.
  - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
  - West of Valley View Blvd are several large R-2 housing developments.
  - There are 117 acres of available Open Land along Valley View Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
  - The Open Land is available for large scale public projects.
  - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
  - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley View From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works Continued**

#### **Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.**

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
  - Ford Ave
  - Raven Ave
  - Richmar Ave
  - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
  - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

#### **Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

#### **Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

#### **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

## **ENTERPRISE TAB BUDGET REQUESTS 2026-2027**

### **Public Works Continued**

#### **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

#### **Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**

- Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.
- Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
  - The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.
  - Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
  - Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
  - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.



**Background Information Regarding Advanced Planning for Additional/Expanded Arterials:**

**Enterprise is a rapidly expanding town.**

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

**Significant connectivity barriers:**

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

**Two Requested Items for Discussion with Public Works:**

**1) Enterprise Arterials:**

- Current arterials in Enterprise are underdeveloped.
  - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
  - Warm Springs Rd development is underway.
  - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
  - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
    - Work with NDOT for bridge across I-15
    - Work with UPRR for bridge across UPRR tracks

- Windmill Ln build out from Valley View Blvd to Durango Dr.
  - Eliminate sawtooth sections.
  - Work with UPRR for bridge across UPRR tracks
- Pebble Ln expansion.
  - Work with NDOT for bridge across I-15.
  - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
  - Develop collector standards from Decatur Blvd to Lindell Rd.
  - Develop collector standards from Bronco St to Rainbow Blvd.
  - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
  - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
  - The land to the west of Valley View Rd is developing rapidly.
  - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
  - The NV DMV facility will bring high volume of vehicles.

□

## 2) Update rural road standards:

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

## Public Works 8 priorities ETAB 2025 capital budget items

Public Works Enterprise TAB Meeting: 08/20/2026

Public Works has 8 priorities:

- **Install S Island at Silverton southeast entry/exit on Dean Martin Dr.:**  
See print out.
- **Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100:**  
A portion of Valley View was bid with Warm Springs. We will look to add remaining portion to CIP for out years
- **Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch:**  
See attached exhibit., Speed reduced to 35 mph in 2024. Will restudy speed and check accidents
- **Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**  
Will look to add to out years of CIP
- **Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**  
Will look to add to out years of CIP
- **Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**  
The Wigwam Ave and Cougar Ave project from Rainbow Blvd. to Rossana St, is currently under construction and is expected to reach substantial completion by August 28. (An outstanding issue remains on the south side of Wigwam, where the NVE line must be relocated before we can install the storm drain inlet and complete paving. This relocation is still pending.)
- **Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.:**  
See above update for Wigwam.
- **Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.:**  
Warm Spring Road, from Decatur Boulevard to Dean Martin Road, and Valley View Boulevard, from Windmill Lane to Maule, are under construction. We expect to complete this work in six months.

