ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center
9855 Gilespie Street
Las Vegas, NV 89183
November 10, 2026
6:00pm

AGENDA

Note:

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

Board/Council Members:	David Chestnut, Chair	Barris Kaiser, Vice Chair
	Kaushal Shah	Chris Caluya
	Andy Toulouse	
Secretary:	Carmen Hayes (702) 371-7991 chayes70@yahoo.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

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

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

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

IV. Approval of the Agenda for November 10, 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)

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

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

VI. Planning and Zoning

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

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

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

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

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

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

7. **UC-26-0650-RUSSELL, DAREL:**
USE PERMIT for an accessory living quarters on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/rp/cv (For possible action) **11/17/26 PC**

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

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

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

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

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

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

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

15. **ZC-26-0623-ZSKSMAZ TOWNSHIP FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 3.64 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/gc (For possible action) **11/18/26 BCC**

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

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

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

19. **ZC-26-0651-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify 14.8 acres from an R-2 (Medium Density Residential) Zone to an R-3 (Multiple Family Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located east of Clearview Summit Drive and north of Royal Fortune Drive within Enterprise (description on file). JJ/rk (For possible action) **11/18/26 BCC**

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

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

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

VII. General Business

1. None.

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

IX. Next Meeting Date: November 24, 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

October 14, 2026

MINUTES

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

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

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

Dane Detommaso and Josue Morales, 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 September 30, 2026 (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for September 10, 2025
Motion **PASSED** (4-0)/ Unanimous

IV. Approval of Agenda for October 14, 2026 and Hold, Combine or Delete Any Items (For possible action)

Related applications to be heard together:

1. VS-26-0592-ROOHANI KHUSROW FAMILY TRUST:
2. WS-26-0593-ROOHANI KHUSROW FAMILY TRUST:
3. TM-26-500131-ROOHANI KHUSROW FAMILY TRUST:

4. PA-26-700043-ROSHI 27, LLC & LEXILAND, LLC:
5. ZC-26-0609-ROSHI 27, LLC & LEXILAND, LLC:
6. VS-26-0610-ROSHI 27, LLC & LEXILAND, LLC:
7. UC-26-0611-ROSHI 27 L L C & LEXILAND, LLC:

11. ZC-26-0586-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
12. VS-26-0587-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
13. WS-26-0588-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:

Motion by David Chestnut
Action: **APPROVE** agenda for October 14, 2026, amended
Motion **PASSED** (4-0)/ Unanimous

V. Informational Items

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

- **Fall Movie Series at Silverado Ranch Park** near Silverado Community Center 9855 Gilespie St. Las Vegas, NV 89183. Movies begin at 6 pm. Friday October 16 For more information can 702-455-6811.

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

  Applications 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 or 702-455-3530.

- **Fall-o-ween by Clark County Commissioner Michael Naft and Silverado Ranch Community Center.**

  Celebrate fall with us! Bring the whole family for a festive, meaningful event and make a difference in our community.

  BRING YOUR OLD PUMPKINS - for our Pumpkin Smashing activity! AH pumpkins (carved or painted) will be donated to AH Friends Animal Sanctuary to help feed their animals!

  DONATE YOUR COSTUME - bring new or gently used Halloween costumes to benefit Clark County Family Services and local kids in need!

TRADE YOUR CANDY - bring in leftover unopened Halloween candy.
Bring a donated item for the opportunity to enter a drawing for a raffle prize.
Inflatable Games, Face painting, Community booths, Food trucks, Cookie Decorating
Saturday, November 7th 1:00pm -3:00pm
EVENT WILL BE HELD AT PARK AREA NEAR
9855 Gilespie Street, Las Vegas, Nevada 89183
Phone:702-455-6811

VI. Planning & Zoning

1. **VS-26-0592-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/jm/kh (For possible action) **11/03/26 PC**

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

2. **WS-26-0593-ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** increase wall height; and **4)** reduce setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and east of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action) **11/03/26 PC**

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

3. **TM-26-500131-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.99 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Camero Avenue and the east side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action) **11/03/26 PC**

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

4. **PA-26-700043-ROSHI 27, LLC & LEXILAND, LLC:**
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on a 1.98 acre portion of 8.31 acres. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise. JJ/rk (For possible action) **11/03/26 PC**

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

5. **ZC-26-0609-ROSHI 27, LLC & LEXILAND, LLC:**
ZONE CHANGE to reclassify 1.98 acre portion of 8.31 acres from a RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Cactus Avenue and east of Hinson Street within Enterprise (description on file). JJ/rk (For possible action) **11/03/26 PC**

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

6. **VS-26-0610-ROSHI 27, LLC & LEXILAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street and between Cactus Avenue and Frias Avenue; a portion of a right-of-way being Hinson Street located between Cactus Avenue and Frias Avenue; a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Hinson Street; and a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Frias Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) **11/03/26 PC**

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

7. **UC-26-0611-ROSHI 27 L L C & LEXILAND, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; and **2)** waive full off-site improvements.
DESIGN REVIEW for a proposed vehicle wash on a 1.25 acre portion of a 8.31 total acre site in a CG (Commercial General) Zone. Generally located north of Cactus Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/kh (For possible action) **11/03/26 PC**

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

8. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **11/03/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **FAILED** (2-2) /Kaiser, Toulouse(Nay)

After additional discussion.

Motion by David Chestnut
Action: **DENY**
Motion **FAILED** (2-2) /Kaiser, Toulouse(Nay)
NO RECOMMENDATION

9. **ET-26-400092 (UC-23-0554)-NAMAZ, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** allow retail sales and service; and **2)** allow restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow reduced street landscaping; and **2)** reduce the driveway throat depth.
DESIGN REVIEWS for the following: **1)** shopping center; and **2)** finished grade on 3.7 acres in a CG (Commercial General) Zone in the Mountain's Edge Master Planned Community.
Generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise.
JJ/tpd/kh (For possible action) **11/04/26 BCC**

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

10. **ET-26-400094 (WS-24-0163)-RUSSELL, DAREL:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** eliminate street landscaping; **2)** non-decorative wall; and **3)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single-family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/bb/kh (For possible action) **11/04/26 BCC**

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

11. **ZC-26-0586-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
ZONE CHANGE to reclassify 9.5 acres from an RS20 (Residential Single-Family 20) Zone to a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise (description on file). MN/rk/kh (For possible action) **11/04/26 BCC**

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

12. **VS-26-0587-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Rivero Street, Loretta Lane and Parvin Street; and a portion of a right-of-way being Rivero Street located between Neal Avenue and Loretta Lane within Enterprise (description on file). MN/jm/kh (For possible action) **11/04/26 BCC**

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

13. **WS-26-0588-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed multi-family residential development on 9.50 acres in a CR (Commercial Resort) Zone. Generally located south of Neal Avenue and west of Parvin Street within Enterprise. MN/jm/kh (For possible action) **11/04/26 BCC**

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

VII. General Business:

1. Take public input and finalize requests for the next fiscal year budget (For possible action).
No additional public input was made. The board reviewed the changes submitted by the chair and suggested alternatives. The chair directed the alternatives to be incorporated into the final document. The final document will be reviewed by the chair and liaison for submittal.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be November 10, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:53 p.m.
Motion **PASSED** (4-0) /Unanimous

ENTERPRISE TAB BUDGET REQUESTS 2027-2028 10-16-2026

Enterprise's need for multiple County facilities and services

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
- There are 260,500+ citizens in Enterprise.
  - Enterprise population in 2000 was approximately 14,000.
  - Enterprise population in 2010 was approximately 108,000.
  - Enterprise population in 2020 was approximately 214,000.
  - The growth rate of approximately 3.98% annually since 2020.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.
- Viable commercial land is being lost to residential.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile. 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 by Major projects.
  - Enclosed subdivisions have vacated local roads for more homes.
  - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
  - UPRR tracks block or inhibit arterial and collector road development.
  - Geographic features, 12% or greater slopes block arterial and collector road development.
  - Local roads are being vacated to build enclosed subdivisions.
  - Local road vacations have reduced alternate traffic routes.
  - Public transportation, where available, is oriented north/south.
  - RTC-OnDemand public transportation is available.
- The connectivity barriers significantly increase travel time, traffic and milage to county facilities currently planned for western Enterprise.
  - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
  - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.
- The area south of Silverado Ranch and east of Decatur Blvd is being developed at significantly higher density than planned.

ENTERPRISE TAB BUDGET REQUESTS 2027-2028 10-16-2026

Budget Requests by Category - The requested priority is listed within each category

County Major Facilities

NOTE: Comprehensive Planning indicates the Parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan and have indicated they will plan to attend a future TAB meeting to present the new plan. **Request this be presented to Enterprise TAB.** When the Parks strategic plan is presented, the TAB should update its requested parks.

Priority #1: Enterprise Community Center

- An additional center is needed to serve 254,700+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
  - Mountain's Edge Recreational Center design is underway.
  - Current Scope of Work is for a 65,000 sq ft recreation center
  - An option to add 45,000 sq ft aquatic facility in the future
  - No additional recreation centers are on the CIP list.

Priority #2: Aquatic Facilities

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- There are no aquatic facilities for the 254,700+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
  - Add aquatic facilities to the CIP list and funding list for community parks.
  - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
  - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
- There is no second aquatic facility currently on the CIP list
  - Request RPM will work with Parks and Recreation to identify location and scope of work.
  - Identify and add to the CIP list for an aquatic facility east of 1-15.
  - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility.
  - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.

Priority #3: Enterprise Senior Centers

- Request RPM provide a Scope of Work (SOW) requesting estimate from Parks & Recreation
- Add two senior centers to the CIP list.
- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
  - Request RPM will work with Parks and Rec to identify location and SOW to add to CIP.
  - Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
    - On CIP list, request funding.
  - Lack of effective east/west public transportation.
  - Traffic density higher than seniors are comfortable driving in.
- Reserve additional property for a senior center east of 1-15 and add to CIP list.
  - A senior room is included in the Recreation Center at Silverado Ranch Park.
    - The senior room is a start to fill the need for senior services east of and adjacent to 1-15.
    - Mountain's Edge is too far west in Enterprise to accommodate seniors in eastern Enterprise.

Parks/RPM

NOTE: Comprehensive Planning indicates the Parks strategic plan was approved in October 2025. Comprehensive Planning is in the process of updating the master plan based on the strategic plan and have indicated they will plan to attend a future TAB meeting to present the new plan. **Request this be presented to Enterprise TAB.** When the Parks strategic plan is presented, the TAB should update its requested parks.

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. meeting to be scheduled for Fall 2026.
- 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 650+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,930 residents per year, 24 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.

Advanced Planning

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

NOTE: The comments in this section are still valid.

- Trail ownership
  - NV Energy seems amendable to having trails under their power lines on property they own.
  - Valley Electric has not been responsive.
  - Private property, the owner would need to grant a public access easement..
- Trail maintenance
  - The trails would be publicly maintained
  - RPM would need to confirm they can handle the extra maintenance responsibility.
  - Could trails on NV Energy's properties be County maintained.
  - The private property maintenance responsibility is on the property owner,
  - HOA could maintain maintenance where it has responsibility for a given area.
- The TAB can mark up a map showing where they would like to see trails.
- Show how the new trails connect to existing and proposed trails.

- 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.
- Continue with this effort.
  - Planning is currently looking at some additional trail alignments
  - NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail.
  - Some of this would also involve BLM land since some transmission lines are on BLM property.
  - If acceptable, we would need to coordinate with Public Works and/or RPM on the design.
  - Board approval for permitting work, and construction; would be needed.
- Add to work plan.
  - 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.

Public Works

Priority #1 Encourage NDOT to plan and fund Blue Diamond Rd expansion from Rainbow Blvd to Hualapai Way.

- The density of the area west of Rainbow Blvd has significantly increased and continues to grow.
- The current Blue Diamond Rd configuration west of Rainbow is too small.
- Rush hour traffic is backed up ½ mile at the signalized intersections.
- South of CC 215, only three east/west arterials are available.
    - UPRR tracks block or inhibit arterial and collector road development.
    - Geographic features, 12% or greater slopes block arterial and collector road development.
    - Local roads are being vacated to build enclosed subdivisions.
    - Local road vacations have reduced alternate traffic routes.
    - Public transportation, where available, is oriented north/south.

Priority #2: Work with Public Works to develop a list of characteristics for RNP-NOP road development.

- Each RNP has different characteristics requiring different road configurations.
- Potential RNP-NPO roads design characteristics:
- Provide a safe path for pedestrians, bicycles and horses.
- Some RNPs are equestrian orientated.
- Some RNPs are better suited to pedestrians and bicycles.
- Provide drainage to prevent flooding.
- Vehicle lanes determined by traffic needs.
- Traffic mitigation measures for safety.
    - Traffic mitigation to slow down cut-through and local traffic.
    - Consider the use of mini traffic circles.
- Street lighting for safety at intersection of collectors/local roads.

Priority #3: Valley View Blvd development Plan from Blue Diamond Road to Cactus

- 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.
- Valley View to be developed to the new standard. Yet to be determined.
- Valley View Blvd will serve as the area's north/south arterial road.
    - Valley View serves as an alternat 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 Vally 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.
- Add to 10-year plan.
- A portion of Valley View was bid with Warm Springs.
- Add remaining portion to CIP for out years

Public Works Continued

Priority #4: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

- Windmill Lane to Maule are under construction. We expect to complete this work in six months.
- 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 #5: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- 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.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Two projects to be added to the CIP.
  - 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.
- ADD to out years of CIP

Priority #6: Enhance S Island at Silverton southeast entry/exit on Dean Martin Dr.

- S-Island is complete.
- Install center island to Camero Ave.
- The Silverton Casino has plans for an event area and larger parking lot on the east side of Dean Martin Dr.
- The Intent is to direct traffic to the north and use Valley View Blvd as the north/south route.

Public Works Continued

Priority #7: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.

- 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.
- Dean Martin Dr to be developed to the new standard. Yet to be determined
- 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.
- Speed reduced to 35 mph in 2024. Restudy speed and check accidents.

Priority #8: Complete improvements on Gilespie St from Warm Springs Rd to Starr Ave.

- Gilespie St is a collector that runs from Sunset Rd to St Rose Pkwy.
- It will be a major north/south route.
- The traffic load will increase over time.
- In several sections, Gilespie St is through RNPs with rural roads.
  - Eldorado St to Pebble Rd.
  - Frias Ave to Star Diamond St/Turtle Ridge Ave intersection
- Gilespie St to be developed to the new standard for collector streets. Yet to be determined
- The new design should consider the adjacent neighborhood characteristics.

11/17/26 PC AGENDA SHEET

1

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400101 (WS-23-0881)-CHARTAN HOUSE ESTATE, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
177-33-304-005

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow an 8 foot high CMU wall where a maximum 6 foot high decorative fence (a fence which may be in combination of decorative walls with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Table 30.64-1.
   b. Increase the perimeter wall height to 8 feet where a maximum of 6 feet is permitted per Section 30.64.20 (a 33% increase).

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

BACKGROUND:
Project Description
General Summary
- General Summary
- Site Address: 120 Chartan Avenue
- Site Acreage: 1.03
- Project Type: Fences/walls
- Fence/Wall Height (feet): 8

Site Plan
The approved plan depicts the site (APN 177-33-304-005) with a block wall along the perimeter of the property. Access to the property is granted via 2 access gates off Chartan Avenue. There is an existing single-family residence in the center of the parcel with an existing palapa that is 17 feet north of the dwelling. The plan depicts an existing pool, spa, and accessory dwelling that are north of the palapa. A horseshoe driveway connects the 2 access gates to the attached garage of the dwelling.

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Landscaping
No landscaping is proposed with this request.

Elevations
The approved plans depict an existing CMU block wall that is 8 feet in height, along the perimeter of the property, including the front property line. The access gates are 8 feet in height with 1 being 20 feet wide and the other being 12 feet wide.

Previous Conditions of Approval
Listed below are the approved conditions for ET-26-400007 (WS-23-0881):
Comprehensive Planning

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

Listed below are the approved conditions for WS-23-0881:
Comprehensive Planning

- 6 months to complete the building permit and inspection process.
- Applicant is advised that 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 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.

Southern Nevada Health District (SNHD) - Engineering

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

Applicant's Justification
The applicant states they are close to having the building permit for these subject walls issued and only require a few months to complete the inspection process.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400007 (WS-23-0881)	First extension of time of a waiver of development standards for fences and walls	Approved by PC	April 2026

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Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0881	Waiver of development standards for fences and walls	Approved by PC	September 2024
AV-23-900432	Minor deviation for an accessory apartment	Approved by ZA	September 2023
ZC-1026-05	Zone change to reclassify 3,800 parcels of land from R-E to R-E (RNP-I) zoning	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	Open Lands	RS20	Undeveloped

Clark County Public Response Office (CCPRO)
There are 2 active violations for the subject parcel. The first violation (CE22-32155) is for a building without a permit. The second violation (CE24-28809) is for operating a short-term rental without a license.

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

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

Staff finds the applicant never obtained their first building permit (BD25-10499), which has been closed out due to inactivity. The applicant has since started a new building permit (BD26-38862) for the walls and is actively working to complete the permit and inspection process. Staff can support the extension of time request, but recommends that this be the last extension of time granted.

Staff Recommendation
Approval.

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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

- 6 months to complete the building permit and inspection process.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: THERESA LYNN STOLTMAN
CONTACT: ADRIAN PLATA, PLATA DESIGN, PO BOX 401296, LAS VEGAS, NV 89140

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400101 (WS-23-0881)

1A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date:~~ ~~Time: 9:00 AM~~

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # ET-23-400007
ASSESSOR PARCEL #(s): 177-33-304-005
PROPERTY ADDRESS/ CROSS STREETS: 120 Chartan Ave Las Vegas, NV 89183

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a Waiver extension for application ET-23-400007 to finalize building permit and inspections.

PROPERTY OWNER INFORMATION

NAME: THERESA LYNN STOLTMAN
ADDRESS: 120 CHARTAN AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: THERESA LYNN STOLTMAN
ADDRESS: 120 CHARTAN AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ADRIAN A PLATA
ADDRESS: P.O. BOX 401296
CITY: LAS VEGAS STATE: NV ZIP CODE: 89140
TELEPHONE: (702)931-9227 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)* | Theresa Lynn Stoltman (Property Owner (Print)) | 9/16/2026 (Date)

Wednesday, September 16, 2026

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for Waiver Extension For ET-26-400007
Located at: 120 Chartan Ave., Las Vegas NV 89183
APN: 177-33-304-005
Zoned: RS20

We are respectfully requesting a Waiver Extension for ET-26-400007.
We need a two month extension if possible, to go ahead and finalize the building permit and inspections. The building permit for this wall is BD26-38862.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,
Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

11/17/26 PC AGENDA SHEET

2

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700045-DIAMOND DECATUR LIMITED:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Urban Neighborhood (UN) on 3.44 acres.

Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise. JJ/md (For possible action)

RELATED INFORMATION:

APN:
177-30-201-001; 177-30-201-006

EXISTING LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.44
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Urban Neighborhood (UN). According to the applicant, the proposed Master Plan Amendment to Urban Neighborhood is an appropriate request for the site as multiple developments have been approved by Clark County in the past 5 years, including: 1) convenience store with fuel pumps located at the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard; 2) existing multi-family development with a density of 25.3 dwelling units per acre located immediately south of the project site; 3) previously approved multi-family development with a density of 22.1 dwelling units per acre and an existing daycare facility located immediately north of the site, across Le Baron Avenue; and 4) large regional detention basin located northeast of site. The site is planned for BE, which generally contemplates the development of office, distributions centers, warehouses/flex space, technology, and light industrial uses. The numerous recent changes in the area support the requested master plan amendment. Additionally, the proposed amendment is consistent with the overall intent of the Master Plan, specifically policy EN-1.1 which encourages the preservation of contiguous neighborhoods through development

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regulations that encourage compatible infill development. Although there are vacant lands zoned RS20 in the immediate vicinity of the site, it is highly unlikely that those parcels will maintain their RS20 zoning. The area is undergoing a change from what was once a single-family low-density residential use to higher density residential uses and commercial uses. In addition to the approved development within the surrounding area, west of the site is an existing RS3.3 neighborhood. Finally, the site is planned for distribution centers and warehouses; not low density residential. The proposed use is a compatible infill development that preserves the integrity and uniformity of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0096	Vacation and abandonment of government patent easements - expired	Approved by PC	March 2019
ZC-18-1015	Zone change from R-E to M-D for an office/warehouse building - expired	Held No Date	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG (AE-60)	Undeveloped & school
South	Business Employment	RM50	Multi-family residential
East	Business Employment	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0647	A zone change from RS20 to RM50 is a companion item on this agenda.
WS-26-0648	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-26-0646	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Business Employment (BE) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family.

Staff finds the request to redesignate the site to Urban Neighborhood (UN) compatible with the surrounding land uses. Immediately to the south of the subject property is an existing multi-family development zoned RM50, on a 9.6 acre site, with a density of 25.3 dwelling units per acre. Furthermore, immediately to the north of the project site across Le Baron Avenue is an 11.21 acre site zoned RM32 with a previously approved multi-family residential development consisting of 22.12 dwelling units per acre. Redesignating the site to Urban Neighborhood (UN) will advance policies 1.1.1, 1.1.2, 1.4.4, and 6.2.1 of the Master Plan, which support the development of additional housing units, particularly those for vulnerable populations, that are responsive to the existing neighborhood context within infill areas. For these reasons, staff finds the request for the Urban Neighborhood (UN) 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 December 16, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

DRAFT

Clark County Water Reclamation District (CCWRD)

- No comment.

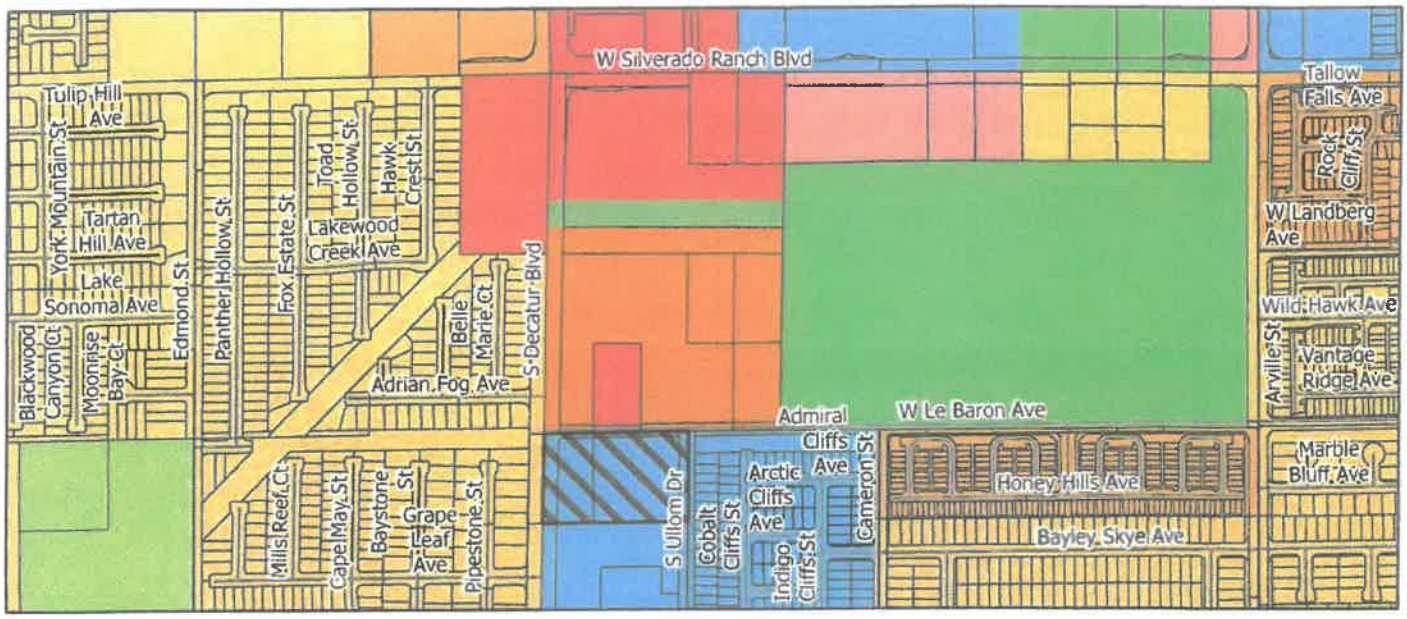
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DIAMOND DECATUR LIMITED
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

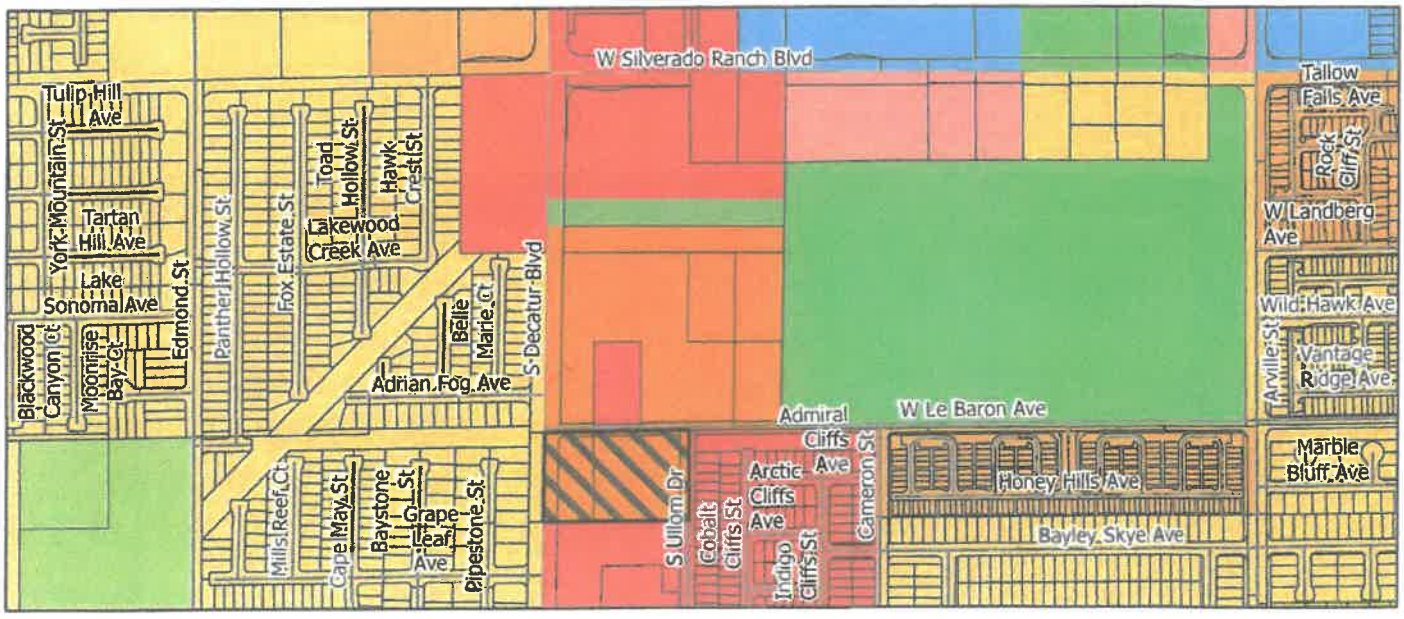
DRAFT

Planned Land Use Amendment
PA-26-700045

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.

CLARK COUNTY
COMPREHENSIVE PLANNING

0 400 800 Feet

Map created on: October 07, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700045

2A

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/2026 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100802
ASSESSOR PARCEL #(s): 177-30-201-001 & -006

PROPERTY ADDRESS/ CROSS STREETS: S. DECATUR BLVD AND W. LEBARON AVE

DETAILED SUMMARY PROJECT DESCRIPTION

1. MASTER PLAN AMENDMENT FROM BE TO UN
2. ZONE CHANGE FROM RS20 TO RM50
3. DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS FOR SENIOR HOUSING DEVELOPMENT
4. VACATE PUBLIC RIGHT-OF-WAYS AND GOVERNMENT PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: DIAMOND DECATUR LIMITED C/O PETERSEN MANAGEMENT LLC
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD C. GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 16 8799

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

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

Property Owner (Signature)*	DARREN C. PETERSEN , MANAGER Property Owner (Print)	4-30-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 22, 2026

VIA EMAIL

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

Re: Compelling Justification Letter – Master Plan Amendment to APNs: 177-30-201-001 & 006 (Decatur/Le Baron)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a master planned amendment together with separate applications for a zone change, design review for a proposed senior multi-family development, and vacation and abandonment of unnecessary easements on property located at the southeast corner of Decatur Boulevard and Le Baron Avenue. The property is more particularly described as APNs: 177-30-201-001 & 006 (collectively the "Site"). The Site is approximately 3.43 acres.

The Site is currently planned Business Employment ("BE") and zoned Residential Single Family 20 ("RS20"). The Applicant is requesting a plan amendment from BE to Urban Neighborhood ("UN"). The request for a plan amendment to UN is compatible with the recent changes in the surrounding area. The Site is located along Decatur Boulevard, which is a planned 120-foot right-of-way. UN is appropriate as Decatur Boulevard is undergoing a change from what was once a single-family low-density residential use to higher density residential uses and commercial uses. In the past 5-years, the Clark County has approved the following developments:

- On the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard are approximately 1.7 acres. In October 2021, the BCC approved a zone change from R-E to C-2 allowing the development of a convenience store with fuel pumps. (*See* Application NZC-21-0352).

- Immediately south of and adjacent to the Site is a 9.6-acre site. In December 2021, the BCC approved a nonconforming zone change from R-E to R-5 to allow a multi-family residential development with a density of 25.3 dwelling units per acre. (*See* Application NZC-21-0571).

- Immediately north of the Site and across the street from Le Baron is a 11.21-acre site. On March 19, 2025, the BCC approved a plan amendment to UN and a zone change to Residential Multi-Family 32 ("RM32") to allow a 248-unit multi-family development with

a density of approximately 22.12 dwelling units per acre. (*See* Applications PA-25-70001, ZC-25-0005, & WS-25-0008).

- Additionally, a 1.15-acre parcel that is also immediately north of and across from Le Baron is zoned Commercial General ("CG"). In December 2023, a day care facility was approved. (*See* Application UC-23-0682). The day care use and the proposed senior multi-family residential use are compatible neighborhood uses.

- Northeast of the Site is a large regional detention basin.

These recent changes demonstrate the transition occurring in the immediate area and, therefore, make the proposed master plan amendment to UN compatible. A change of the land use plan to UN satisfies the requirements set forth in the Transform Clark County Master Plan:

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

The Master Plan is intended to provide policy guidance for a 10 to 20-year planning horizon. However, to keep the Master Plan relevant, periodic plan amendments and updates are permitted when conditions change, new issues and opportunities emerge, actions are completed, and priorities shift.

The Site is planned for BE, which generally contemplates the development of office, distributions centers, warehouses/flex space, technology, and light industrial uses. The Applicant is requesting an amendment to UN, which contemplates single-family attached and detached residential uses, as well as multi-family uses, greater than 18 du/ac. As discussed above, the numerous recent changes in the area support the requested master plan amendment. Additionally, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1: Neighborhood Integrity – "Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses."

Although there are vacant lands zoned RS20 in the immediate vicinity of the Site, it is highly unlikely that those parcels will maintain their RS20 zoning. As previously discussed, the area is undergoing a change from what was once a single-family low-density residential use to higher density residential uses and commercial uses. In addition to the approved zone changes mentioned above, west of the Site is an existing RS3.3 neighborhood. Finally, the Site is planned for distribution centers and warehouses; not low density residential. The proposed use is a compatible infill development that preserves the integrity and uniformity of the area.

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

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

UN is appropriate as south of Silverado Ranch along Decatur Boulevard there have many changes. As previously discussed, many parcels in the area were recently approved for master plan amendments, zone changes, and nonconforming zone change to allow multi-family developments. Additionally, the Site is not well suited for warehousing development, as is contemplated under the current BE master plan, or single-family development, as is currently allowed under the RS20 zone district, given its location between two approved multi-family developments located to the north and south, respectively. Therefore, the proposed amendment is consistent with the recent changes.

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

As elaborated above, the proposed amendment to UN is compatible with the approved master plan amendments, zone changes, and nonconforming zone change to the immediate north and south of the Site.

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

The Master Plan for Enterprise contemplates that the Enterprise area is experiencing rapid growth and that development patterns are continuing to evolve. The evolution in development is demonstrated by the increase in higher-density communities that are emerging in the Enterprise area. As a result, the proposed master plan amendment is appropriate for the area and is in keeping with the core goals and policies of the Master Plan.

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

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The proposed development is compatible with the existing approved developments to the north and south.

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

The proposed master plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

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

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities and in particular housing for seniors. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to UN is appropriate, as the Applicant has satisfied the standard for approval. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

11/17/26 PC AGENDA SHEET

3

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0647-DIAMOND DECATUR LIMITED:

ZONE CHANGE to reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone.

Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:
177-30-201-001; 177-30-201-006

LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.44
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. According to the applicant, the proposed zone change to an RM50 (Residential Multi-Family 50) Zone is appropriate as the area is undergoing a change from what was once a single-family low-density residential use to higher density residential uses and commercial uses. RM50 is appropriate for the following reasons as multiple developments have been approved by Clark County in the past 5-years, including: 1) convenience store with fuel pumps located at the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard; 2) existing multi-family development with a density of 25.3 dwelling units per acre located immediately south of the project site; 3) previously approved multi-family development with a density of 22.1 dwelling units per acre and an existing daycare facility located immediately north of the site, across Le Baron Avenue; and 4) large regional detention basin located northeast of site. Therefore, a zone change to RM50 is compatible with the recent zoning approvals and trends in the area.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0096	Vacation and abandonment of government patent easements - expired	Approved by PC	March 2019
ZC-18-1015	Zone change from R-E to M-D for an office/warehouse building - expired	Held No Date	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG (AE-60)	Undeveloped & school
South	Business Employment	RM50	Multi-family residential
East	Business Employment	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-26-700045	A plan amendment from BE to UN is a companion item on this agenda.
WS-26-0648	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-26-0646	A vacation and abandonment of easements and rights-of-way 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 intent of the RM50 (Residential Multi-Family 50) Zone is to accommodate high-density, residential development in multi-family structures that are designed to be pedestrian- and transit-friendly. This district is intended to serve as a transition between high-density, multi-family residential areas and commercial, mixed-use, and nonresidential areas. The site is adjacent to an existing multi-family residential development to the south zoned RM50 (Residential Multi-Family 50). The project site also abuts a previously approved multi-family development and an existing daycare facility, to the north, across Le Baron Avenue. Reclassifying the site to an RM50 (Residential Multi-Family 50) Zone will advance policies 1.1.1, 1.1.2, 1.4.4, and 6.2.1 of the Master Plan, which support the development of additional housing units, particularly those for vulnerable populations, that are responsive to the existing neighborhood context within infill areas. For these reasons, staff finds the request for the

Urban Neighborhood (UN) land use category appropriate for this location. For these reasons, staff finds the request for the RM50 (Residential Multi-Family 50) Zone appropriate for this location.

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

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0551-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND DECATUR LIMITED
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0647

3A

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/2026 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

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375 W. San Pedro Avenue, Goodsprings

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100802
ASSESSOR PARCEL #(s): 177-30-201-001 & -006

PROPERTY ADDRESS/ CROSS STREETS: S. DECATUR BLVD AND W. LEBARON AVE

DETAILED SUMMARY PROJECT DESCRIPTION

1. MASTER PLAN AMENDMENT FROM BE TO UN
2. ZONE CHANGE FROM RS20 TO RM50
3. DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS FOR SENIOR HOUSING DEVELOPMENT
4. VACATE PUBLIC RIGHT-OF-WAYS AND GOVERNMENT PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: DIAMOND DECATUR LIMITED C/O PETERSEN MANAGEMENT LLC
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD C. GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 16 8799

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

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

Property Owner (Signature)*	DARREN C. PETERSEN , MANAGER Property Owner (Print)	4-30-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 22, 2026

VIA EMAIL

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

Re: Compelling Justification Letter – Zone Change to Residential Multi-Family 50 (RM50) APNs: 177-30-201-001 & 006 (Decatur/Le Baron)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a zone change from Residential Suburban 20 ("RS20") to Residential Multi-Family 50 ("RM50") together with a master plan amendment, design review, and vacation and abandonment applications, each submitted separately, for a proposed senior multi-family project on property located at the southeast corner of Decatur Boulevard and Le Baron Avenue, more particularly described as APNs: 177-30-201-001 & 006 (collectively the "Site"). The Site is approximately 3.36 acres.

RM50 is appropriate as the area is undergoing a change from what was once a single-family low-density residential use to higher density residential uses and commercial uses. RM50 is appropriate for the following reasons:

- The Site is located along Decatur Boulevard, a 120-foot right-of-way. Decatur Boulevard is specifically designed to accommodate great traffic generated by commercial and more intense density uses.
- Immediately northeast of the Site is a regional detention basin. The basin will serve as a buffer to other developments.
- There have been multiple recent changes to more dense and intense zone districts such as the following:
    - On the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard are approximately 1.7 acres. In October 2021, the BCC approved a zone change from R-E to C-2 allowing the development of a convenience store with fuel pumps. (*See* Application NZC-21-0352).

- Immediately south of and adjacent to the Site is a 9.6-acre site. In December 2021, the BCC approved a nonconforming zone change from R-E to R-5 to allow a multi-family residential development with a density of 25.3 dwelling units per acre. (*See* Application NZC-21-0571).

- Immediately north of the Site and across the street from Le Baron is a 11.21-acre site. On March 19, 2025, the BCC approved a plan amendment to UN and a zone change to Residential Multi-Family 32 ("RM32") to allow a 248-unit multi-family development with a density of approximately 22.12 dwelling units per acre. (*See* Applications PA-25-70001, ZC-25-0005, & WS-25-0008).

- Additionally, a 1.15-acre parcel that is also immediately north of and across from Le Baron is zoned Commercial General ("CG"). In December 2023, a day care facility was approved. (*See* Application UC-23-0682). The day care use and the proposed senior multi-family residential use are compatible neighborhood uses.

Therefore, a zone change to RM50 is compatible with the recent zoning approvals and trends in the area. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

11/17/26 PC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0646-DIAMOND DECATUR LIMITED:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive and between Le Baron Avenue and Pyle Avenue; a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Ullom Drive; and a portion of right-of-way being Ullom Drive located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
177-30-201-001; 177-30-201-006

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of various easements located within the interior and perimeter of the site that are no longer needed for the development of the site and the surrounding area. The plans also show the vacation and abandonment of portions of Ullom Drive and Le Baron Avenue that are needed for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0096	Vacation and abandonment of government patent easements - expired	Approved by PC	March 2019
ZC-18-1015	Zone change from R-E to M-D for an office/warehouse building - expired	Held No Date	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG (AE-60)	Undeveloped & school
South	Business Employment	RM50	Multi-family residential
East	Business Employment	RS2	Single-family residential

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Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700045	A plan amendment from Business Employment to Urban Neighborhood is a companion item on this agenda.
ZC-26-0647	A zone change from RS20 to RM50 is a companion item on this agenda.
WS-26-0648	waivers of development standards and design review for a multi-family residential development is a companion item on this agenda.

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

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

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND DECATUR LIMITED
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0646

4A

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/2026 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

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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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100802
ASSESSOR PARCEL #(s): 177-30-201-001 & -006

PROPERTY ADDRESS/ CROSS STREETS: S. DECATUR BLVD AND W. LEBARON AVE

DETAILED SUMMARY PROJECT DESCRIPTION

1. MASTER PLAN AMENDMENT FROM BE TO UN
2. ZONE CHANGE FROM RS20 TO RM50
3. DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS FOR SENIOR HOUSING DEVELOPMENT
4. VACATE PUBLIC RIGHT-OF-WAYS AND GOVERNMENT PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: DIAMOND DECATUR LIMITED C/O PETERSEN MANAGEMENT LLC
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD C. GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 16 8799

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

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

Property Owner (Signature)*	DARREN C. PETERSEN , MANAGER Property Owner (Print)	4-30-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 22, 2026

VIA EMAIL

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

Re: Justification Letter – Vacation and Abandonment of Portions of Rights-of-Way & Government Patent Easements
APNs: 177-30-201-001 & 006 (Decatur/Le Baron)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to vacate and abandon portions of rights-of-way for a proposed senior multi-family development. The proposed project is located at the southeast corner of Decatur Boulevard and Le Baron Avenue, more particularly described as APNs: 177-30-201-001 & 006 (collectively the "Site"). The Site is approximately 3.44 acres. The Applicant submitted separate and concurrent requests for a design review for a senior multi-family development as well as requests for a plan amendment and zone change.

As required by Title 30 Development Standards, the Applicant is proposing 5-foot-wide detached sidewalks along all street frontages. To accommodate the detached sidewalk requirement, the Applicant is requesting to vacate and abandon a 5-foot-wide portion of the Le Baron Avenue and Ullom Drive rights-of-way. With respect to Decatur Boulevard, the east side of Decatur Boulevard is 55-feet wide to accommodate a detached sidewalk per recorded document 20220801-0000511. Additionally, the Applicant is requesting to vacate and abandonment government patent easements on APN: 177-30-201-001 that are no longer needed. Therefore, the proposed vacation and abandonment of the rights-of-ways and patent easement are appropriate.

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

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

11/17/26 PC AGENDA SHEET

5

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0648-DIAMOND DECATUR LIMITED:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** reduce security gate throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 3.44 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located east of Decatur Boulevard and south of Le Baron Avenue within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
177-30-201-001; 177-30-201-006

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of decorative fencing to 8 feet where 6 feet is the maximum height permitted per Section 30.04.03B (a 33% increase).
2. Reduce the security gate throat depth for the gate along Ullom Drive to 83 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 17% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 3.44
- Project Type: Senior multi-family residential development
- Number of Units: 132
- Density (du/ac): 38.37
- Number of Stories: 4
- Building Height (feet): 48
- Square Feet: 161,356
- Open Space Required/Provided: 13,200/15,264
- Parking Required/Provided: 119/130
- Sustainability Required/Provided: 5/9

DRAFT

Site Plans

The plans depict a currently undeveloped parcel of land located at the southeast corner of Decatur Boulevard and Le Baron Avenue. The site is proposed to be developed with a 161,356 square foot multi-family residential building containing 132 units. The building is C-shaped and will be located in the northern portion of the site. The building is set back 39.5 feet from Le Baron Avenue, 20 feet from Decatur Boulevard, 20 feet from Ullom Drive, and 72 feet from the south property line. There are 3 foot wide architectural features that intrude into the setback along Ullom Drive. To the north of the building is a 12,687 square foot open area consisting of green space, flower and vegetable gardens, bocce ball and croquet courts, and a dog park. Smaller accessory structures are located within this area with all set back 20 feet from Le Baron Avenue and 10 feet from the main building. Another common area is located at the southern end of the east wing of the building. This area is 2,577 square feet and consists of a pool area, deck, and pool house. Overall, a total 15,264 square feet of outdoor space is provided where 13,200 square feet is required. The parking area is located south of the building within the interior of the site. All spaces are covered by canopies with a total of 130 spaces provided where 119 spaces are required. The site is primarily accessed by a gated driveway along Ullom Drive in the southeast corner of the site with the call box set back 82 feet and the gates set back 96 feet. Another driveway is located along Decatur Boulevard in the southwest corner of the site with gate set back 27 feet and is an exit only driveway.

Landscaping

Street landscaping is provided along Decatur Boulevard, Le Baron Avenue, and Ullom Drive within a 2 landscape strips that are 5 feet wide on each side of a 5 foot wide sidewalk. Within these landscape strips are large trees spaced 30 feet on center and staggered on each side of the sidewalk. An 8 foot tall wrought iron fence is provided directly behind the street landscape areas. Since the fence is within the required setback area, a waiver of development standards is required to exceed the maximum height of 6 feet. Within the parking area, trees are provided within landscape finger islands every 6 parking spaces to 12 parking spaces. Additional landscaping is also provided along the south property line.

Elevations

The elevations provided show the building is 48 feet tall and contains 4 stories. The building is constructed of painted cement panels with a grey and tan color scheme with decorative metal paneling along the upper and lower portions of the building. Each façade contains tempered glass balconies, wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes. The main entrances of the building face to the south into the parking lot area and to the north towards Le Baron Avenue. All accessory structures contain a similar architectural theme as the primary building and range in height from 10 feet to 17 feet.

Floor Plans

The plans show there are a total of 132 units split between the 4 floors with each floor containing 33 units. The 33 units are split between 14, one bedroom units and 19, two bedrooms units on each floor. The 2 bedroom units contain 954 square feet with a 50 square foot patio while the one bedroom units contain 774 square feet with a 67 square foot patio. Additional service rooms,

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common spaces, and laundry areas are also provided on each floor. These additional spaces include a game room, pet spa, business center, lounge, yoga/dance room, and events room.

Applicant's Justification

The proposed multi-family residential development will primarily serve as market rate senior housing apartments. The building meets all Title 30 requirements for architecture as well as open space with several outdoor and indoor amenities. The site is properly accessed from the surrounding street network and has street frontage on 3 sides. The reduction in call box distance is justified as there will be 2 lanes of incoming traffic resulting in 160 feet of combined depth to the call box with plenty of space to U-turn and maneuver. The increase in fence height is for a wrought iron fence which should not create a prison-like or canyoning effect.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0096	Vacation and abandonment of government patent easements - expired	Approved by PC	March 2019
ZC-18-1015	Zone change from R-E to M-D for an office/warehouse building - expired	Held No Date	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG (AE-60)	Undeveloped & school
South	Business Employment	RM50	Multi-family residential
East	Business Employment	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-26-700045	A plan amendment from Business Employment to Urban Neighborhood is a companion item on this agenda.
ZC-26-0647	A zone change from RS20 to RM50 is a companion item on this agenda.
VS-26-0646	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of reviewing an increase in residential fence height is to ensure the increase in height will not negatively impact the surrounding area by creating a canyon or compound effect. In this case, the multi-family residential development to the south was approved for a similar increase in height for a CMU block wall. The applicant additionally is requesting to increase the height of a decorative fence that will have an open appearance. The site is located on several larger streets, and the fence is also set back for street landscaping, which softens the appearance of the fence from the street. Given the precedent to the south with a more intrusive wall, the context of the surrounding area, and the use of landscaping to screen the fence, 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 the physical design of the building attractive with a subtle color scheme and 4-sided architecture which contain several architectural features that create a modern and contemporary feel for the building. The site design of the building complex seamlessly integrates the required open space area within internally accessible spaces both within and outside of the building. The location of the building, pedestrian walkways, building entrance location and design, and parking on the site are typical of multi-family residential developments and is responsive to the surrounding area, which contains similarly designed multi-family buildings. In addition, the site provides a significant amount of landscaping, which helps to soften the appearance of the site from the surrounding streets and provides shading. Overall, staff finds that the buildings are attractive, the use is much needed and will provide a unit density that is compatible with the other multi-family and single-family developments nearby. The proposed senior multi-family development will support Master Plan Policies 1.1.1, 1.1.2, 1.4.4, and 6.2.1, which all support the development of additional housing units, particularly for vulnerable populations, that are responsive to the existing neighborhood context within infill areas. For these reasons, staff can support this request.

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Public Works - Development Review

Waiver of Development Standards #2

Although the throat depth distance to the call box does not meet the minimum standard, the gates have been placed to allow vehicles to exit the right-of-way, reducing stacking and minimizing the potential for collisions. Staff also notes the placement of the entrance on Ullom Drive, which is less heavily traveled than Decatur Boulevard and therefore more appropriate for access. Based on these considerations, staff has no objection to this request.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

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

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0551-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND DECATUR LIMITED
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER: WS-26-0648

5A

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/2026 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100802
ASSESSOR PARCEL #(s): 177-30-201-001 & -006

PROPERTY ADDRESS/ CROSS STREETS: S. DECATUR BLVD AND W. LEBARON AVE

DETAILED SUMMARY PROJECT DESCRIPTION

1. MASTER PLAN AMENDMENT FROM BE TO UN
2. ZONE CHANGE FROM RS20 TO RM50
3. DESIGN REVIEW AND WAIVERS OF DEVELOPMENT STANDARDS FOR SENIOR HOUSING DEVELOPMENT
4. VACATE PUBLIC RIGHT-OF-WAYS AND GOVERNMENT PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: DIAMOND DECATUR LIMITED C/O PETERSEN MANAGEMENT LLC
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD C. GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
ADDRESS: 5052 S. JONES BLVD # 165
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 16 8799

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

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

Property Owner (Signature)*	DARREN C. PETERSEN , MANAGER Property Owner (Print)	4-30-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 22, 2026

VIA EMAIL

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

Re: Justification Letter – Design Review for Senior Multi-Family Development, and Waiver of Development Standards
APNs: 177-30-201-001 & 006 (Decatur/Le Baron)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to develop a senior multi-family development together with a master plan amendment, zone change, and vacation and abandonment applications, each submitted separately, for a proposed senior multi-family project on property located at the southeast corner of Decatur Boulevard and Le Baron Avenue, more particularly described as APNs: 177-30-201-001 & 006 (collectively the "Site"). The Site is approximately 3.43 acres.

DESIGN REVIEW FOR SENIOR MULTI-FAMILY DEVELOPMENT

The Applicant proposes to develop a senior multi-family residential development comprising of one residential building with 132 units. The maximum building height will be 50-feet as measured to the stairwell of the roof, where 50-feet is permitted within an RM50 zone, and 4-stories. The majority of the building will be less than 47-feet in height. The building will have stucco exteriors with flat tile roofs. The color scheme will consist of different shades of brown and tan as the body, and accents of navy blues, sea-lane green and chardonnay country ledgestone.

The project will include numerous exterior and interior amenities. Some of the exterior amenities will include a pool house and pool with multiple shade structures, a bocce ball court, a loop walking path, vegetable and flower gardens, a putting green, BBQ family gathering areas, and rideshare/drop off area. The Site will provide 15,188 square feet of open space where 13,100 square feet of open space is required. The interior amenities will include game and craft rooms, a fitness center, pet spas, dance studio, event room, billiards room, cinema room, business center, and sundries and snack areas.

Main access to the development will be from a gated entry along Ullom Drive. The access gates will be setback 100-feet from Ullom Drive in compliance with Standard Drawing 222.1. There will also be an exit only gate located on the southwest corner of the Site with access to

Decatur Boulevard. Per Title 30 requirements, 5-foot-wide detached sidewalks will be provided along street frontages. The Site complies with all landscaping requirements. The Site will also meet parking by providing 132 parking spaces where 132 parking spaces are required.

The Site has three (3) street frontages which are Decatur Boulevard, La Baron, and Ullom Drive. Although the Site design will not provide an entrance along each street frontage, as outlined in Title 30.04.05(F)(2)(iii)(b), the building entrance will face east towards Ullom Drive.

Further, Title 30 requires the Applicant to achieve five (5) sustainability points for multi-family residential developments. Here, the Applicant will provide nine (9) sustainability points as follows:

- 30.04.05(J)(3)(i) – Provide at least 10% more trees than typically required by Title 30. Here, the development is providing 35 trees around the perimeter of the Site adjacent to public right-of-way where 25 trees are required. This is greater than 10%. **(1 point)**

- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. Here, the proposed landscaping is 100% very low or low water needs. **(1 point)**

- 30.04.05(J)(3)(iv) – Plants will be oriented on the south and west sides of the building. **(1/2 points)**

- 30.04.05(J)(4)(i) – The building will provide cool roof materials. **(1 point)**

- 30.04.05(J)(4)(ii)(a) – The building orientation will be within 30 degrees of a true east-west direction. **(1 point)**

- 30.04.05(J)(4)(ii)(b)(1) – The building will provide shade structures over at least 50% of all south- and west-facing windows and doors plus and additional 25% for each additional windows and doors. **(3 points)**

- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. Here, the proposed building design provides 9-feet floor to ceiling on floors. **(1/2 point)**

- 30.04.05(J)(4)(ii)(c)(5) – Provide a low-emissivity glass on all south- and west-facing windows. Here, the proposed building design's design will include low-emissivity glass and the south- and west-facing windows. **(1/2 points)**

- 30.04.05(J)(4)(ii)(c)(6) – The building design will provide shade structures above all building entrance and ADA ramps. **(1/2 points)**

WAIVER OF DEVELOPMENT STANDARDS

- **Reduce Distance Setback for Call Box Location (Standard Drawing 222.1)**

As mentioned above, main access to the development will be from Ullom Drive. The entrance will be gated with the call box location approximately 83-feet from the Ullom Drive right-of-way where 100-feet are required. While the Applicant is requesting a waiver to reduce the call box location, the entrance design will accommodate two lanes of incoming traffic resulting in over 160-feet of combined depth. Also, there will be a minimum of 20-feet between the call box location and the gates for vehicles maneuver and exit the Site. Therefore, the setback reduction will not have a negative impact on the Site.

- **Increase Fence Height to 8-Feet (Title 30.04.03(B)(1)(b))**

The Applicant is proposing to an 8-foot tall open steel security fence, where 6-feet is allowed, around the Site. Because the proposed fence is open steel as opposed to a CMU block wall, the slight increase in height will not provide prison like feel but still provide for enhanced security.

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

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc

11/17/26 PC AGENDA SHEET

6

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0618-ADANI TRUST & ADANI ORLY TRS:

USE PERMIT to allow a daycare in conjunction with a single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

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

RELATED INFORMATION:

APN:
177-05-305-003

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3687 W Badura Avenue
- Site Acreage: 0.51
- Project Type: Daycare

Site Plan
The plan depicts an existing single-family residence centrally located within a parcel that is used as a daycare within an existing 4 lot cul-de-sac. Access to the property is from the private street west of Badura Avenue. The plan shows 3 parking spaces located on the driveway and an accessory dwelling unit that is north of the existing home that was approved with Building Permit BD26-00243.

Applicant's Justification
The applicant is proposing to operate a daycare in an existing residence for up to 12 children. Hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m. with drop-off and pick-up times available throughout the day. The applicant states that the program offers a safe, nurturing, educational, and professionally supervised environment for children.

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Prior Land Use Requests

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

Surrounding Land Use

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

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

Analysis
Comprehensive Planning
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.

Staff finds that a daycare is an appropriate use in conjunction with the existing residence at this site. The daycare is being proposed for up to 12 children and operates during daytime business hours. The facility has been operating continuously as a family daycare and is increasing the number of children. Staff is unaware of any issues associated with the existing family daycare. Therefore, the staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

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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 comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LULUS KIDS CARE
CONTACT: LULUS KIDS CARE, 3687 BADURA AVENUE, LAS VEGAS, NV 89118

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0618

6A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101096
ASSESSOR PARCEL #(s): 177-05-305-003

PROPERTY ADDRESS/ CROSS STREETS: 3687 BADURA AVENUE - LAS VEGAS NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

REQUEST: Special Use Permit Instructions for Daycare

PROPERTY OWNER INFORMATION

NAME: ORLY ADANI
ADDRESS: 3687 BADURA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-348-4919 CELL 702-348-4919

APPLICANT INFORMATION (information must match online application)

NAME: LULU'S KIDS CARE
ADDRESS: 3687 BADURA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-348-4919 CELL 702-348-4919 ACCELA REFERENCE CONTACT ID # UNKNOWN

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ORLY ADANI
ADDRESS: 3687 BADURA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-348-4919 CELL 702-348-4919 ACCELA REFERENCE CONTACT ID # UNKNOWN

*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)*	Orly Adani Property Owner (Print)	09/01/2026 Date

LULU'S KIDS CARE
3687 Badura Avenue
Las Vegas, Nevada 89118
702-348-4919
luluskidscare@gmail.com

RE: JUSTIFICATION LETTER – USE PERMIT
Property Address: 3687 Badura Avenue, Las Vegas, NV 89118
APN: 177-05-305-003
Proposed Use: Child Care / Day Care Facility
Maximum Enrollment: 12 Children

To Whom It May Concern:

Please accept this letter in support of the Use Permit application for Lulu's Kids Care, located at 3687 Badura Avenue, Las Vegas, Nevada 89118, APN 177-05-305-003.

Lulu's Kids Care provides a small, structured child care environment for young children, with a maximum enrollment of 12 children. The purpose of this request is to allow the property to serve families in the community by providing a safe, nurturing, educational, and professionally supervised environment for children.

The daycare operates Monday through Friday from 8:00 a.m. to 5:00 p.m. Children participate in age-appropriate educational activities, creative play, social development, meals and snacks, rest periods, and supervised indoor and outdoor activities.

The proposed child care use is compatible with the property and surrounding area. Operations are limited to normal daytime hours, and activities are primarily conducted within the facility and its designated outdoor play area. The daycare is operated in a manner intended to minimize impacts to neighboring properties, including noise, traffic, parking, and other potential disturbances.

Drop-off and pick-up activities occur throughout the morning and afternoon rather than as a single large arrival or departure event. The facility will continue to maintain appropriate supervision and procedures to promote safe and orderly arrival and departure of children.

Lulu's Kids Care is committed to complying with all applicable Clark County requirements, Child Care Licensing requirements, health and safety standards, and other regulations applicable to the operation of the facility.

Approval of this Use Permit will allow Lulu's Kids Care to continue providing an important service to local families while maintaining the safe, family-oriented character of the surrounding community.

We respectfully request approval of the Use Permit for Lulu's Kids Care at 3687 Badura Avenue.

Thank you for your consideration of this request. We are happy to provide any additional information or documentation requested by Clark County Comprehensive Planning.

Sincerely,

Orly Adani
Lulu's Kids Care

11/17/26 PC AGENDA SHEET

7

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0650-RUSSELL, DAREL:

USE PERMIT for an accessory living quarters on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Eldorado Lane and east of Hinson Street within Enterprise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:
177-07-507-008

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Accessory living quarters
- Building Height (feet): 25
- Square Feet: 1,312 (accessory living quarters)/1,753 (RV garage)

Site Plan
The plan shows a primary residence that will be constructed after the accessory living quarters. Access to the property is from Eldorado Lane, with a garage and porte cochere located along the south side of the property. North of the future residence are covered patios, an outdoor kitchen, and a covered bridge. The accessory living quarters and RV garage are situated on the north side of the property, with the structure set back 10 feet from the north property line, 11 feet from the west property line, and 58 feet from the east property line.

Elevations
The elevation plans show a proposed RV garage and an accessory living quarters with an overall height of 25 feet. The structures consist of stucco and wood panels.

Floor Plans
The floor plan depicts the 1,312 square foot accessory living quarters, which features a gym, media room, and basement. The attached RV garage is 1,753 square feet and will be used for storage.

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Applicant's Justification

The applicant is requesting a special use permit to construct the accessory structure before the main residence so that the property owner can live on-site and oversee the construction of the primary residence.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0164	Vacation and abandonment of patent easements	Approved by BCC	June 2024
WS-24-0163	Waivers for proposed single-family residential development	Approved by BCC	June 2024
DR-18-0661	Design review for increased finished grade - expired	Approved by BCC	October 2018

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that the accessory living quarters will be architecturally compatible with both the proposed future single-family residence and the surrounding neighborhood. Although the accessory living quarters will be constructed first, the design, materials, and overall aesthetic are intended to match the primary residence once completed. If the accessory living quarters were submitted concurrently with the main residence, no land use approval would be required. Staff does not anticipate the accessory living quarters adversely affecting other properties in the surrounding area. Therefore, staff can support this request.

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

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.

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Hinson Street and 30 feet for Eldorado Lane and associated spandrel;
- 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.

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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0243-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAREL RUSSELL
CONTACT: PLATA DESIGN, PO BOX 401296, LAS VEGAS, NV 89140

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Comprehensive Planning Application Form

7A

APPLICATION PRE-REVIEW # 26-101170
ASSESSOR PARCEL #(s): 177-07-507-008

PROPERTY ADDRESS/ CROSS STREETS: HINSON ST / W ELDORADO RD

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT ACCESSORY STRUCTURE PRIOR TO THE PROPOSED SINGLE FAMILY RESIDENCE

PROPERTY OWNER INFORMATION

NAME: DAREL RUSSELL
ADDRESS: 3990 W CAPOVILLA AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702.355.3708 CELL

APPLICANT INFORMATION (information must match online application)

NAME: DAREL RUSSELL
ADDRESS: 3990 W CAPOVILLA AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702.355.3708 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PLATA DESIGN CO ADRIAN PLATA
ADDRESS: PO BOX 401296
CITY: LAS VEGAS STATE: NV ZIP CODE: 89140
TELEPHONE: 702.931.9227 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)* | DAREL RUSSELL Property Owner (Print) | 09/16/2026 Date

Thursday, October 8, 2026

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for a Use Permit for an Accessory Living Quarter

APN: 177-07-507-008
Zoned: RS20

Presented are plans that include a Site Plan, Floor Plans and Elevations for the proposed single family residence, Floor Plans and Elevations for the proposed accessory structure, and 3D Conceptual Renders of the proposed project.

The proposed single family residence will be 12,202 square feet consist of five bedrooms and nine and a half bathrooms. The proposed structure will have a basement, first floor and second floor.

The proposed accessory structure will be 1,312 square feet consisting of an RV garage, home workshop and a dwelling space with one bedroom, two bathrooms, a kitchen and living area.

We are respectfully requesting a Use Permit for an Accessory Living Quarter to construct the accessory structure prior to building the proposed single-family residence. Building the proposed accessory structure first would allow the property owner to live on the property to oversee the construction of the proposed single-family residence.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

Revised 10/8/26 rp

11/17/26 PC AGENDA SHEET

8

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0343-PN II INC:

AMENDED VACATE AND ABANDON a portion of right-of-way being Arville Street (previously noticed as easements of interest to Clark County) located between Mardon Avenue and Eldorado Lane within Enterprise (description on file). MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:
177-07-505-008

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

BACKGROUND:
Project Description
The applicant is requesting the vacation and abandonment of a portion of the right-of-way along Arville Street to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0061	Waivers of development standards and design review for a single-family residential development	Approved by BCC	March 2026
TM-26-500012	A tentative map for an 8 lot single-family residential subdivision	Approved by BCC	March 2026

Surrounding Land Use

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

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

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Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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: P N II INC
CONTACT: KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100748

8A

ASSESSOR PARCEL #(s): 177-07-599-001

PROPERTY ADDRESS/ CROSS STREETS: Arville and Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Request for ROW vacation for proposed site with 7 Single family residential lots.

PROPERTY OWNER INFORMATION

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-843-2818 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffle
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-843-2818 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill
ADDRESS: 1555 S. Rainbow Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-804-2163 CELL ACCELA REFERENCE CONTACT ID # 247852

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

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

Property Owner (Signature)* | Josh Millon Property Owner (Print) | 4/23/26 Date

764-A319-001

April 21, 2026

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

RE: ***Arville and Mardon***
APN: 177-07-505-008 Approximately 4.04 Gross Acres
Request for Vacation

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items. This project is located at the Southeast corner of the intersection of Arville Street and Mardon.

The proposed vacation is for the west 5' of the west 40' right-of-way on Arville Street. This vacation will be to accommodate detached sidewalks that are being provided on all roadways.

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

Cordially,

Wesley T. Petty, PE
Senior Vice President

11/17/26 PC AGENDA SHEET

9

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0620-TENAYA DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:
176-22-401-007

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

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon patent easements on the subject parcel to accommodate future development.

Surrounding Land Use

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

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

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Tenaya Way, 30 feet for Gary Avenue and associated spandrel;
- 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: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0620

9A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Time: ~~9:00 AM~~

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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.

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9855 Gilespie Street, Las Vegas

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101323
ASSESSOR PARCEL #(s): 17622401007

PROPERTY ADDRESS/ CROSS STREETS: S. Tenaya Way & W. Gary Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION OF A PATENT EASEMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT

PROPERTY OWNER INFORMATION

NAME: TENAYA DEVELOPMENT LLC
ADDRESS: 5516 S Fort Apache Rd Ste 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: (702) 901-9350 CELL

APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN
ADDRESS: 4310 CAMERON STREET, SUITE 12-A
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103
TELEPHONE: (702) 448-8737 CELL (702) 523-0531 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG DESIGN
ADDRESS: 4310 CAMERON STREET, SUITE 12-A
CITY: LAS VEGAS STATE: NV ZIP CODE:
TELEPHONE: (702) 448-8737 CELL (702) 523-0531 ACCELA REFERENCE CONTACT ID # 89103

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

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

Property Owner (Signature)*	Gregory Tribble Property Owner (Print)	5/11/26 Date

ARCHITECTURAL CIVIL GROUP
www.ACG.design

July 14, 2026

Project Name: Greg's Farmhouse, APR-25-101323
Assessor's Parcels: 176-22-401-007

Please see our justification below for APR-25-101323, Patent Easement Vacation for Greg's Farmhouse Development:

This application is for a Vacation of a Patent Easement for a property located at the northwest corner of Gary Avenue and Tenaya Way.

The Patent Easement currently encumbers the proposed residential development.

We respectfully ask for approval of the Vacation to allow the Owner to fully utilize the lot.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

PROFESSIONAL ENGINEER - STATE OF NEVADA
RANDOLPH A. SKORPINSKI
EXP: 06-30-28
CIVIL
No. 14985

Randolph A. Skorpinski

Digitally signed by Randolph A. Skorpinski
Date: 2026.07.14 17:04:40 -07'00'

Randolph A. Skorpinski, P.E.
Architectural Civil Group, LLC.
Principal/Civil Engineer
(702) 569-9157

11/17/26 PC AGENDA SHEET

10

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0629-DRP GREENBOUGH 73, LLC:

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

RELATED INFORMATION:

APN:
176-16-101-007

RELATED APN:
176-16-101-008; 176-16-111-003; 176-16-111-004

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

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of a drainage easement located at the southeast corner of the site and extending east toward Cimarron Road. The proposed vacation will remove an easement that is no longer needed for the development and drainage of the surrounding parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500216	Tentative map for a 57 lot single-family residential subdivision	Approved by BCC	March 2026
VS-25-0886	Vacation and abandonment of a portion of Windmill Lane for detached sidewalks	Approved by BCC	March 2026
WS-25-0888	Waivers of development standards and design review for a single-family residential development	Approved by BCC	March 2026
ZC-25-0887	Zone change from RS20 to RS3.3 for single-family residential development	Approved by BCC	March 2026
PA-25-700058	Plan amendment from Ranch Estate Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	March 2026
ZC-1026-05	Zone change from R-E to R-E (RNP-I)	Approved by BCC	October 2005

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Prior Land Use Requests

Application Number	Request	Action	Date
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (NPO-RNP) & RS20 (NPO-RNP)	Undeveloped & single-family residential

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

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of a drainage easements that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or

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regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous drainage study;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- 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: GREYSTONE NEVADA, LLC
CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0629

10A

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/2026 Time: 7:00 P.M.

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

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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/2026

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101315
ASSESSOR PARCEL #(s): 176-16-101-007

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane and Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Existing Public Drainage Easement per Clark County Public Works Condition

PROPERTY OWNER INFORMATION

NAME: DRP Greenbough 73, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-208-7812 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC (Parker Sieck)
ADDRESS: 6385 S. Rainbow Blvd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-208-7812 CELL 702-208-7812 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus (Rusty Schaeffer)
ADDRESS: 3283 E. Warm Springs Road, Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-333-4986 CELL 702-498-0357 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.

Houdin Honarvar, Authorized Signatory — Property Owner (Print)

September 1, 2026 — Date

Property Owner (Signature)*

August 25, 2026

3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

Re.: Windmill and Cimarron
Vacation and Abandonment Justification Letter
APNs: 176-16-111-003 & -004

Dear Staff,

On behalf of our client, Lennar, and at the request of Clark County Public Works, we are requesting review and approval of a Vacation & Abandonment application. Clark County Public Works is requiring the developer, Lennar, of APN 176-16-101-007 to vacate and abandon a portion of a 7.5' wide public drainage easement located across a portion of APNs: 176-16-111-003 & -004 (see attached Vacation Site Map) as it is no longer needed to convey storm flows in this area.

We are hopeful that this letter clearly describes the project and the intent of the proposed applicaiton. If you have any questions or need any additional information, please feel free to call our office at (702) 498-0357.

Sincerely,

Rusty Schaeffer
Principal

11/17/26 PC AGENDA SHEET

11

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0631-MILLROSE PROPERTIES NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and Gomer Road and Gary Avenue (alignment) within Enterprise (description on file). JJ/jl/cv (For possible action)

RELATED INFORMATION:

APN:
176-22-801-024

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

BACKGROUND:
Project Description
The applicant requests to vacate and abandon easements that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400005 (TM-500153-16)	Extension of time for a tentative map for a single-family residential subdivision	Approved by BCC	April 2025
WS-21-0649	Waivers and design review for single-family residential development	Approved by PC	January 2022
VS-0824-16	Vacation and abandonment for right-of-way and easements	Approved by BCC	January 2017
TM-500153-16	Tentative map for a single-family residential subdivision	Approved by BCC	January 2017
DR-0750-16 (WS-0213-16)	Design review for single-family residential development with waiver of conditions for right-of way dedication	Approved by BCC	January 2017
WS-0213-16	Waivers and design review for a single-family residential development	Approved by BCC	June 2016
TM-500042-16	Tentative map for a single-family residential development - expunged	Approved by BCC	June 2016

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Surrounding Land Use

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

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

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of 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
- Compliance with previous drainage study;
- 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.

DRAFT

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MILLROSE PROPERTIES NEVADA, LLC
CONTACT: RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0631

11A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101473
ASSESSOR PARCEL #(s): 176-22-801-024

PROPERTY ADDRESS/ CROSS STREETS: Montessouri Street and Gomer Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of BLM grant

PROPERTY OWNER INFORMATION

NAME: MILLROSE PROPERTIES NEVADA LLC
ADDRESS: 6385 S. Rainbow Blvd Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: MILLROSE PROPERTIES NEVADA LLC - Parker Sieck -
ADDRESS: 6385 S. Rainbow Blvd Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-208-7812 CELL 702-208-7812 ACCELA REFERENCE CONTACT ID # parker.sieck@lennar.com

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RCI Engineering - Amy Graybill -
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: 702-453-0800 CELL _____ ACCELA REFERENCE CONTACT ID # 197495

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)* | Robert Johnson (Property Owner (Print)) | 08/21/2026 (Date)

RCI ENGINEERING

August 31, 2026

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

RE: Tenaya and Gomer Unit 3
Vacation Justification Letter

On behalf of our client, MILLROSE PROPERTIES NEVADA LLC, we would like to request a Vacation in support of the Single-Family Residential Subdivision, located along Gomer Road, West and East of Montessouri Street. The subject property is Phase 3 of a 56-lot subdivision. Phases 1 and 2 have been developed (48 lots). Phase 3 will be the remaining 8 lots consists. The Vacation will be for south portion of 176-22-801-024.

Vacations were previously recorded for the overall Project under VS0751-16 and VS 0824-16. A 50-foot wide Clark County Road, Utility, and Drainage Easement per BLM Grant N-75199 was previously reduced from 50' to 30' to match the half street right of way for the north half of Gomer Road west of Montessori Street. However, the previous vacations did not include the area east of Montessouri Street along the north half of Gomer Road. This vacation will be for the 20' north of the proposed 30' half street for Gomer Road east of Montessouri Street. Gomer Road is a 60-foot Right of Way. Therefore, the portion of the BLM Grant N-75199 (20' feet) that is outside of the proposed right-of-way is no longer necessary for development of the Project.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

Chris Zrinyi, P.E.
Principal

11/17/26 PC AGENDA SHEET

12

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0643-A&A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Andros Road (alignment), and Arville Street and Hinson Street within Enterprise (description on file). MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:
177-06-613-009; 177-06-613-010

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

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon an existing public underground drainage easement which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0148	Waiver of development standards to eliminate street landscaping	Approved by BCC	May 2026
WS-21-0074	Waiver of development standards to reduce lot size	Approved by PC	April 2021
WS-18-0108	Waivers of development standards for a single-family residential development	Approved by BCC	March 2018
VS-18-0094	Vacation and abandonment of easements and portions of right-of-way	Approved by BCC	March 2018
TM-18-500020	Tentative map for a 23 lot single-family residential subdivision	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20 (NPO-RNP & AE-60)	Undeveloped & reservoir

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of a drainage easement that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Compliance with previous drainage study;
- 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:

DRAFT

APPLICANT: CIMARRON SPRINGS DEUX, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0643

12A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
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1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100427
ASSESSOR PARCEL #(s): 177-06-613-010& -009

PROPERTY ADDRESS/ CROSS STREETS: Maule & Hinson

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation

PROPERTY OWNER INFORMATION

NAME: Hamid Moradi, A&A Revocable Living Trust
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: DBAC, LLC
ADDRESS: 4465 West Hacienda Avenue, Suite 103
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-882-0914 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-362-8844 CELL n/a ACCELA REFERENCE CONTACT ID # 217076

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

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

Hamid Moradi — Property Owner (Signature)*
Hamid Moradi — Property Owner (Print)
12-22-25 — Date

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

August 18, 2026

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

Re: Maule & Hinson
APR-26-100427
APN: 177-06-613-009 & -010
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of DBAC, LLC, is respectfully submitting justification for the following vacations.

Easement Vacation

This request is to vacate a portion of the public underground drainage easement that was preciously granted per final map in book 170, page 32 of plats.

Due to the subject parcels being re-mapped, the above stated easements are no longer necessary.

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

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

Sincerely,

Emily Sidebottom
Project Coordinator

11/18/26 BCC AGENDA SHEET

13

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400098 (ZC-23-0548)-LV BARBARA, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multi-family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade.

Generally located west of Las Vegas Boulevard South and north of Barbara Lane (alignment) within Enterprise (description on file). MN/al/cv (For possible action)

RELATED INFORMATION:

APN:
191-05-601-020

RELATED APN:
191-05-701-002 through 004

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the rear (north) setback to 10 feet where a minimum of 20 feet is required per Table 30.40-7 and Table 30.40-3 (a 50% reduction).
2. Allow non-standard improvements (landscaping) within the Las Vegas Boulevard South right-of-way where off-site improvements per Section 30.52.050 are required.

DESIGN REVIEWS:
1. A multiple family residential development.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade by 75 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 108.3% increase).

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 9

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- Number of Units: 188
- Density (du/ac): 20.9
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 282,298
- Open Space Required/Provided: 18,800/36,316
- Parking Required/Provided: 337/337

Site Plan

The approved plan depicts a multi-family residential development consisting of 188 units with a density of 20.9 dwelling units per acre. The 188 units were divided between 9 buildings located along the perimeter of the site. The site has frontage along Las Vegas Boulevard South (east side), Barbara Lane (south side), and Parvin Street (west side) with access to the site from Barbara Lane which is the front of the development. The plan shows the buildings being set back a minimum of 10 feet from the rear (north) property line. Parking is evenly distributed throughout the site. A clubhouse is centrally located within the development and open space adjacent to the clubhouse will include a pool, picnic, and BBQ areas. The plan depicts an existing 6 foot high decorative block wall located along the north property line. The plans show a 6 foot high decorative fence located along the 3 public streets, setback for landscaping.

Landscaping

Adjacent to each of the public streets the plan depicted minimum 15 foot wide landscape areas with detached sidewalks, 2 off-set rows of trees, shrubs, and groundcover. Additional landscaping was depicted along the entrance to the development and within the parking areas. The development is required to have a minimum of 18,800 square feet of open spaces and the plans depict 36,316 square feet of useable open space for recreational areas. The plans indicate that the right-of-way for Las Vegas Boulevard South will not be developed to the full width of the dedicated roadway. The plans show landscaping to be added in the right-of-way between the curb line and the property line.

Elevations

The approved plans show that 8 of the buildings for the residential units are 3 stories and the remaining residential building is 2 stories. The 3 story buildings are up to 47 feet in height, and the 2 story building has a height of 26 feet. The clubhouse building is 2 stories with a maximum height of 28 feet. All the buildings have flat roofs behind parapet walls. The buildings have architectural enhancements which include variations in roof height to break up the roofline, pop-outs and recesses to break up the sides of the buildings, and variations in color and materials.

Floor Plan

The approved clubhouse has an area of 12,291 square feet which includes a gym, theater, restrooms, business center, offices, seating areas, multi-purpose space, and storage space. The 9 buildings for the 188 residential units have a total area of 270,007 square feet. The plans depict 68, one bedroom units, 108, two bedroom units, and 12, three bedroom units. The dwelling units will be between 700 square feet and 1,256 square feet in area.

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Signage
Signage was not a part of this request.

Previous Conditions of Approval
Listed below are the approved conditions for ZC-23-0548:
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Barbara Lane, 25 feet to the back of curb for Parvin Street, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

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

DRAFT

#0294-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ADET-25-900973 (ZC-23-0548):

Current Planning

- Until November 8, 2026 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Applicant's Justification

The applicant indicates that they are making progress towards the required studies and are diligently working to start construction. The drainage study has been approved, and the civil review is about complete and building permits have been submitted. Unfortunately, with the economy shift, funding for multifamily developments has been more difficult to obtain and the applicant is requesting an additional two years to continue discussions with lenders to finance the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900973 (ZC-23-0548)	First extension of time for a multi-family residential development	Approved by ZA	October 2025
ORD-25-900053	Development agreement for multi-family residential development	Adopted by BCC	May 2025
AV-24-900378 (ZC-23-0548)	Revised plans for a multi-family residential development	Approved by ZA	October 2024
ZC-23-0548	Zone change to H-1 (now CR) with use permits, waivers, and design review for a multi-family residential development	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Multi-family residential
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	RM18	Multi-family residential
West	Entertainment Mixed-Use	RM50	Undeveloped

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

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Related Applications

Application Number	Request
ET-26-400099 (ZC-23-0550)	A second extension of time for a multi-family residential development on the abutting parcels to the south is a related item on this agenda.

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

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

Staff finds that the applicant has continued to make progress toward the commencement of this project. Some technical studies have been completed; others are being reviewed; and building permits are being reviewed by the Building Department. Therefore, staff can support this request for an extension of time. However, this will be the second extension of time, and the County adopted the Revised Title 30 Development Code since this project was originally approved. Due to the changes to the Development Code, if this project does not commence by the end of this extension, staff will not support any additional requests for more time to commence the project.

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until November 8, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: NEVADA WEST PARTNERS V, LLC
CONTACT: LINDSAY KAEMPFER-ZIEGLER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400098(ZC-23-0548)

13A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM N/A

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 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

Please Note:

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

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

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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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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1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
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Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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Steve Kirk	(702) 455-3113*	James Gibson	G

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 191-05-601-020

PROPERTY ADDRESS/ CROSS STREETS: Barbara Lane and Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-23-0548

PROPERTY OWNER INFORMATION

NAME: LV Barbara, LLC
ADDRESS: 6655 Eastern Avenue, Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nevada West Partners V, LLC
ADDRESS: 6655 Eastern Avenue, Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson and Lindsay Kaempfer-Ziegler - 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)* | Property Owner (Print): Martin Edgar, Manager, LV Barbara LLC | Date: Aug 12, 2026

August 25, 2026

VIA EMAIL

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

Re: Justification Letter - Extension of Time NV West Partners V, LLC
Barbara / Las Vegas Blvd ZC-23-0548
APN: 191-05-601-020

To Whom It May Concern:

This firm represents NV West Partners V, LLC (the "Applicant") in the above referenced matter. The proposed project is located on the northwest corner of Barbara Lane and Las Vegas Boulevard (the "Property"). The Applicant is requesting a second extension of time for a previously approved zone change and related applications for a multifamily development via ZC-23-0548. A first extension of time was approved administratively under ADET-25-900973 in December of 2025.

The Applicant is making progress towards the required studies and is diligently working to start construction. The drainage study has been approved, and civil review is about complete. Building permits have also been submitted for comments. Unfortunately, with the economy shift, funding for multifamily developments has been more difficult to obtain. Additionally, the Applicant is submitting the required Development Agreement for processing. Therefore, the Applicant is requesting an additional two-year extension to continue discussions with lenders to finance the approved project.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Kaempfer Crowell

Elisabeth Olson

11/18/26 BCC AGENDA SHEET

14

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400099 (ZC-23-0550)-LV BARBARA, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** multi-family residential development; **2)** offices; **3)** retail sales and services; and **4)** personal services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow non-standard improvements (landscaping) within a right-of-way; **3)** reduce driveway approach distance; and **4)** reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** multi-family residential development; **2)** commercial development; **3)** alternative parking lot landscaping; and **4)** finished grade.

Generally located west of Las Vegas Boulevard South and south of Barbara Lane (alignment) within Enterprise (description on file). MN/al/cv (For possible action)

RELATED INFORMATION:

APN:
191-05-701-002 through 191-05-701-004

RELATED APN:
191-05-601-020

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the rear (south) setback to 10 feet where a minimum of 20 feet is required per Table 30.40-7 and Table 30.40-3 (a 50% reduction).
2. Allow non-standard improvements (landscaping) within the Las Vegas Boulevard South right-of-way where off-site improvements per Section 30.52.050 are required.
3. Reduce driveway departure distance to 109 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 42.6% reduction).
4. Reduce driveway throat depth to 26 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

DESIGN REVIEWS:
1. A multiple family residential development.
2. A commercial development.
3. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Increase finished grade by 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

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LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Units: 176
- Density (du/ac): 18.2
- Project Type: Multi-family residential development with a commercial component
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 231,035
- Open Space Required/Provided: 17,600/20,770
- Parking Required/Provided: 349/349

Site Plan
The approved plan depicts a multi-family residential development consisting of 176 residential units with a density of 18.2 dwelling units per acre and a 7,344 square foot commercial component. The 176 units will be divided between 9 buildings located along the perimeter of the site. The site has frontage along Las Vegas Boulevard South (east side), Barbara Lane (north side), and Parvin Street (west side). The commercial component is located on the first floor of the easternmost building and faces Las Vegas Boulevard South. Access to residential portion of the site is from Barbara Lane which is the front of the residential portion of the development. Access to the commercial component is from Las Vegas Boulevard South. The plan shows the buildings being set back a minimum of 10 feet from the rear (south) property line. Parking is evenly distributed throughout the site. A gym building is centrally located within the development and open space adjacent to the clubhouse will include a pool, picnic, and BBQ areas. The plan depicts a 6 foot high decorative block wall located along the south property line. The plans show a 6 foot high decorative fence located along Barbara Lane and Parvin Street set back 15 feet from the property line for landscaping.

Landscaping
Adjacent to Barbara Lane and Parvin Street the approved plan depicts minimum 15 foot wide landscape areas with detached sidewalks, 2 off-set rows of trees, shrubs, and groundcover. On-site landscaping along Las Vegas Boulevard South consists of a 10 foot wide landscape area with trees, shrubs, and groundcover. The plans indicate that the right-of-way for Las Vegas Boulevard South will not be developed to the full width of the dedicated roadway. The plans show landscaping to be added in the right-of-way between the curb line and the property line. A sidewalk detached from the curb is depicted within the right-of-way for Las Vegas Boulevard South within an approximate 35 foot wide landscape area consisting of trees, shrubs, and groundcover. Additional landscaping is depicted along the entrance to the residential portion of the development and within the parking areas. The development is required to have a minimum

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of 17,600 square feet of open space and the plans depict 20,770 square feet of useable open space for recreational areas.

Elevations

The approved plans show that 8 of the buildings for the residential units are 3 stories and the remaining residential building is 2 stories. The plans show that 7 of the 3 story buildings are up to 47 feet in height. The remaining 3 story building that contains the commercial component has a maximum height of 50 feet. The 2 story building has a height of 26 feet. The gym building is 1 story with a maximum height of 17 feet. All the buildings have flat roofs behind parapet walls. The buildings have architectural enhancements which include variations in roof height to break up the roofline, pop-outs, and recesses to break up the sides of the buildings, and variations in color and materials. The commercial units on the first floor the easternmost building have aluminum and glass store fronts that face Las Vegas Boulevard South.

Floor Plans

The approved gym has an area of 1,381 square feet. The 9 buildings for the 176 residential units have a total area of 229,654 square feet, which includes 7,344 square feet for the commercial component on the first floor of the easternmost building. The plans depict 61, one bedroom units, 103, two bedroom units, and 12, three bedroom units. The dwelling units will be between 700 square feet and 1,256 square feet in area. The commercial component will consist of 6 units that will be between 918 square feet and 1,272 square feet in area.

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0550:

Comprehensive Planning

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

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Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Barbara Lane, 25 feet to the back of curb for Parvin Street, and associated spandrels;
- Right-of-way dedication Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Access to all points of buildings within 250 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0295-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ADET-25-900979 (ZC-23-0550):

Current Planning

- Until November 8, 2026 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Applicant's Justification

The applicant indicates that they are making progress towards the required studies and are diligently working to start construction. The drainage study has been approved, and the civil review is about complete and building permits have been submitted. Unfortunately, with the economy shift, funding for multi-family developments has been more difficult to obtain and the applicant is requesting an additional two years to continue discussions with lenders to finance the project.

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Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900979 (ZC-23-0550)	First extension of time for a multi-family residential development	Approved by ZA	October 2025
ORD-25-900053	Adoption of a Development Agreement for multi-family residential development	Approved by BCC	May 2025
AV-24-900380 (ZC-23-0550)	Revised plans for multi-family residential development	Approved by ZA	October 2024
VS-23-0551	Vacation and abandonment easements and rights-of-way	Approved by BCC	November 2023
ZC-23-0550	Zone change to H-1 (now CR) with use permits, waivers, and design review for a multi-family residential development	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	RM32 & H-2	Undeveloped
East	Entertainment Mixed-Use	RM18	Multi-family residential
West	Entertainment Mixed-Use	RM32	Undeveloped

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

Related Applications

Application Number	Request
ET-26-400098 (ZC-23-0548)	A second extension of time for a multi-family residential development on the abutting parcels to the south is a related 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

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

Staff finds that the applicant has continued to make progress toward the commencement of this project. Some technical studies have been completed; others are being reviewed; and building permits are being reviewed by the Building Department. Therefore, staff can support this request

for an extension of time. However, this will be the second extension of time, and the County adopted the Revised Title 30 Development Code since this project was originally approved. Due to the changes to the Development Code, if this project does not commence by the end of this extension, staff will not support any additional requests for more time to commence the project.

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 8, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and this will be the last extension of time application that staff will support.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

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APPROVALS:
PROTEST:

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CONTACT: LINDSAY KAEMPFER-ZIEGLER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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APPLICATION NUMBER(s): ET-26-400099(ZC-23-0550)

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TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM N/A

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 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:*

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 191-05-701-002, 003, and 004

PROPERTY ADDRESS/ CROSS STREETS: Barbara Lane and Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-23-0550

PROPERTY OWNER INFORMATION

NAME: LV Barbara, LLC

ADDRESS: 6655 Eastern Avenue, Suite 250

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nevada West Partners V, LLC

ADDRESS: 6655 Eastern Avenue, Suite 250

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson and Lindsay Kaempfer-Ziegler - 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)* | Property Owner (Print): Martin Eckert, Manager, LV Barbara LLC | Date: Aug 12, 2026

August 25, 2026

VIA EMAIL

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

Re: Justification Letter - Extension of Time NV West Partners V, LLC
Barbara / Las Vegas Blvd ZC-23-0550
APN: 191-05-701-002 thru 004

To Whom It May Concern:

This firm represents NV West Partners V, LLC (the "Applicant") in the above referenced matter. The proposed project is located on the southwest corner of Barbara Lane and Las Vegas Boulevard (the "Property"). The Applicant is requesting a second extension of time for a previously approved zone change and related applications for a multifamily development via application ZC-23-0550. A first extension of time was approved administratively under ADET-25-900979 in December of 2025.

The Applicant is making progress towards the required studies and is diligently working to start construction. The drainage study has been approved, and civil review is about complete. Building permits have also been submitted for comments. Unfortunately, with the economy shift, funding for multifamily developments has been more difficult to obtain. Additionally, the Applicant is submitting the required Development Agreement for processing. Therefore, the Applicant is requesting an additional two-year extension to continue discussions with lenders to finance the approved project.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Kaempfer Crowell

Elisabeth Olson

11/18/26 BCC AGENDA SHEET

15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0623-ZSKSMAZ TOWNSHIP FAMILY TRUST, ET AL:

ZONE CHANGE to reclassify 3.64 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located east of Decatur Boulevard and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-19-405-005

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 3.64
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the request for CG zoning is appropriate since it conforms to the Corridor Mixed-Use (CM) land use category established for the site. The request is compatible with the surrounding neighborhood while creating a stable and desirable environment consistent with the County's planning policies.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60)	Undeveloped & single-family residence
South	Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped, convenience store with gas pumps, & tavern
East	Business Employment & Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RS20 (AE-60)	Undeveloped

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

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Related Applications

Application Number	Request
WS-26-0624	Waivers of development standards and a design review for retail and restaurant is a companion item on this agenda.
VS-26-0625	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
TM-26-500137	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is conforming to the Corridor Mixed-Use (CM) land use category on the site and is compatible with the surrounding area. The adjacent parcels to the southwest and the abutting parcel to the east are currently zoned CG. Additionally, the subject parcel is located along 2 arterial streets (Decatur Boulevard & Silverado Ranch Boulevard) where more intense commercial zoning would be appropriate such as CG zoning. The abutting properties to the north, south, and east are planned for either Business Employment (BE) or Corridor Mixed-Use (CM) and would not be adversely impacted by this zone change request. Although the abutting property to the west is planned for Compact Neighborhood (CN), the property is separated from the site by an arterial street (Decatur Boulevard). The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0571-

DRAFT

- 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: UMER MALIK
CONTACT: YIHONG LIU & ASSOCIATES LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0623

15A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/28/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ 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: 11/18/26 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

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
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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
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Paradise Park Community Center
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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 20-100444
ASSESSOR PARCEL #(s): 17719405005
PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Retail and Industrial warehouse flex development on this 3.64 AC land.

PROPERTY OWNER INFORMATION

NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRS
ADDRESS: 3900 hualapai way 132
CITY: Las Vegas STATE: nv ZIP CODE: 89147
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik
ADDRESS: 3900 hualapai way 132
CITY: las vegas STATE: nv ZIP CODE: 89147
TELEPHONE: 702-767-3764 CELL 702-767-3764 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Yihong Liu & Associates, LTD.
ADDRESS: 1669 W. Horizon Ridge Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89012
TELEPHONE: 702-3219316 CELL 702-3219316 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.

Umer Zahid Malik
Property Owner (Signature)*

Umer Malik
Property Owner (Print)

5/19/26
Date

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

August 24, 2026

Current Planning
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89106

RE: APN 177-19-405-005

Dear Steven:

Please accept this as our justification letter for a Design Review, Zoning Change, and Waivers of Development Standards. This is a proposed development consisting of 29,300 SF retail and 24,500 SF warehouse uses for the 3.64-ac property identified by parcel number 177-19-405-005.

Zone Change – RS20 to CG:
The existing zoning classification for the parcel is RS20, with planned land use for this site classified as *CM – Corridor Mixed-Use Development*. This application proposes to rezone the parcel from RS20 to CG, which conforms to the planned land use.

We believe this development will serve as a meaningful enhancement to the surrounding area by introducing a more contemporary and thoughtfully designed urban architectural character. The project has been carefully planned to be compatible with the surrounding neighborhood while creating a stable, attractive, and desirable environment consistent with the County's planning policies and development regulations.

We respectfully request approval of this application and would be pleased to respond to any questions or provide any additional information as needed.

Yours truly,

Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

11/18/26 BCC AGENDA SHEET

16

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0625-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of a right-of-way being Ullom Drive located between Gary Avenue and Silverado Ranch Boulevard, a portion of a right-of-way being Gary Avenue located between Decatur Boulevard and Ullom Drive, and a portion of a right-of-way being Decatur Boulevard located between Gary Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-19-405-005

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of portions of rights-of-way to accommodate detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60)	Undeveloped & single-family residence
South	Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped, convenience store with gas pumps, & tavern
East	Business Employment & Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0623	A zone change from RS20 to CG is a companion item on this agenda.
WS-26-0624	A waiver of development standards and design review for a shopping center is a companion item on this agenda.

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Related Applications

Application Number	Request
TM-26-500137	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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 the associated spandrel at the intersection of Gary Avenue and Ullom Drive;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

DRAFT

- 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: UMER MALIK
CONTACT: YIHONG LIU & ASSOCIATES LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0625

16A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/28/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ 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: 11/18/26 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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  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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Electra Smith, Secretary
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Goodsprings Community Center
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INDIAN SPRINGS
Jami Reid
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Indian Springs Civic Center
715 Gretta Lane, Indian Springs

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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
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200 Michael Wendell Way, Searchlight

SPRING 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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100444
ASSESSOR PARCEL #(s): 17719405005
PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Retail and Industrial warehouse flex development on this 3.64 AC land.

PROPERTY OWNER INFORMATION

NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRS
ADDRESS: 3900 hualapai way 132
CITY: Las Vegas STATE: nv ZIP CODE: 89147
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik
ADDRESS: 3900 hualapai way 132
CITY: las vegas STATE: nv ZIP CODE: 89147
TELEPHONE: 702-767-3764 CELL 702-767-3764 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Yihong Liu & Associates, LTD.
ADDRESS: 1669 W. Horizon Ridge Parkway. Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89012
TELEPHONE: 702-3219316 CELL 702-3219316 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.

Umer Zahid Malik — Umer Malik — 5/19/26

Property Owner (Signature)* **Property Owner (Print)** **Date**

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

August 24, 2026

Current Planning
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89106

RE: APN 177-19-405-005

Dear Steven:

Please accept this as our justification letter for a Design Review, Zoning Change, and Waivers of Development Standards. This is a proposed development consisting of 29,300 SF retail and 24,500 SF warehouse uses for the 3.64-ac property identified by parcel number 177-19-405-005.

Zone Change – RS20 to CG:
The existing zoning classification for the parcel is RS20, with planned land use for this site classified as *CM – Corridor Mixed-Use Development*. This application proposes to rezone the parcel from RS20 to CG, which conforms to the planned land use.

Waivers of Development Standards

We respectfully request the following Waivers as part of our design review application:

1. **Reduction of Approach Distance from 150' to 110-8" (to Gary Ave, at Intersection along Decatur Blvd).**
   This reduction makes the best use of the site area while also providing sufficient approach distances from the existing driveway along Decatur Blvd.
2. **Reduction of Departure Distance from 190' to 114'-11" (from Intersection at Decatur Blvd and Gary Ave)**
   This reduction makes the best use of the site area while also providing sufficient approach and departure distances from this driveway to Ullom Dr.
3. **Reduction of Driveway Throat Depth from 75' to 14'-1" at the Driveway on Decatur Blvd (Off-Street Parking: 81)**
   The owner's intent is to connect the neighboring property to the south to this property. The throat depth of the existing driveway to this property on Decatur Blvd is also 14'-1" – we wish to maintain this alignment as we connect the two properties.

4. **Reduction of Driveway Throat Depth from 75' to 17'-2" at the Driveway on Gary Ave (Off-Street Parking: 85)**
   This reduction is to provide sufficient parking to the proposed retail development.
5. **Reduction of Driveway Throat Depth from 75' to 8' at the Northwest Driveway on Ullom Dr (Off-Street Parking: 67)**
   This reduction is to provide sufficient parking to the proposed Warehouse use without compromising loading areas.
6. **Reduction of Driveway Throat Depth from 75' to 7'-7" at the Southwest Driveway on Ullom Dr (Off-Street Parking: 67)**
   This reduction is to provide sufficient parking to the proposed Warehouse and Retail uses in this area, and to maintain alignment with the northwest driveway (Waiver #5).
7. **Reduction of Departure Distance from 190' to 28'-4" (from Intersection at Gary Ave and Ullom Dr)**
   This reduction makes the best use of the site area while also providing sufficient approach and departure distances to the southwest driveway on Ullom Dr.
8. **Reduction of Separation Distance Between Drive-Thru and Residential Use from 200' to 173'-8"**
   To make the best use of the site area, including providing sufficient parking and circulation, and to maintain other development standards, it is not feasible to achieve the 200' separation between the QSR 1 drive-thru and the single-family residential property located across the intersection at Decatur Blvd and Gary Ave. While the nearest point of the drive thru lane curb is at 173'-8", the building is located at 189'-10" to the residential property line, and the closest speaker box is at 272'-10" away from the residential property line. Plus, this drive thru building is across the Decatur BLVD from the residential house, the negative impact would be minimum.
9. **Increased onsite parking above 15% code required parking from 15 spaces per Title 30 to 21 spaces – Additional 6 parking spaces.**
   The project includes a driveway connection to the parcel to the west, with parking provided along Silverado Ranch Boulevard. An NV Energy easement crosses the site near the intersection of Silverado Ranch Boulevard and Ullom Drive, prohibiting buildings and other structures within the easement and limiting this area primarily to parking. This constraint creates an imbalance between the building area and the available parking. The project provides 145 parking spaces, where deducts the EV chargers and handicap parking spaces, 21 spaces above the required 100—while Title 30 permits up to 15 spaces above the minimum without a waiver. Therefore, we respectfully request a waiver to allow additional 6 parking spaces

Design Review

The retail and quick-service restaurant uses (four buildings in total) maintain a contemporary architectural style that enhances the overall character of the development. The building façades incorporate a refined palette of stucco and adhered stone finishes in complementary colors to create visual depth, articulate the building massing, and introduce variation along the elevations through strategic offsets and pop-out elements. Walls clad with standing seam metal siding highlight the primary entries of each building, which connect seamlessly with the roof element, clearly defining the entrance while adding material contrast, shadow lines, and architectural interest. Woodgrain-look aluminum soffit panels and wall cladding further elevate the design by enhancing the tenant signage areas and contributing a more sophisticated and contemporary aesthetic. Collectively, these design elements create a cohesive and visually improved retail environment that is appropriate for the proposed development. Service and access doors are located along the rear of the buildings to maintain an attractive public-facing streetscape. The maximum building height for the retail structures is 31 feet, well below the 50-foot height limit permitted within the CG zoning district.

The warehouse use, using tilt-up concrete construction, provides a durable, efficient, and modern industrial building solution. The structure reaches a maximum height of 35 feet to the top of the parapet, allowing for generous warehouse clear height and the flexibility to accommodate small mezzanine office areas within the tenant spaces while not exceeding the 50-foot limit of the CG zoning district. Roll-up loading doors integrate into the front elevation in an organized manner, providing functional loading access while maintaining a clean architectural appearance. The doors are recessed from the drive aisle to aid in screening from the public right-of-way on Ullom Dr. Enhanced landscaping along Ullom Dr also provides sufficient screening of these doors. Similar to the adjacent retail uses, walls and roof elements clad with standing seam metal highlight and define prospective offices and mezzanines, with corrugated metal panels elevating and enhancing portions of the building façade where signage is to be located. This variation of materials provides some cohesion with the neighboring retail development while providing a clear separation in aesthetic and architectural intent.

Signage for the development will be submitted under a separate application.

The off-street parking and site circulation for the development exceed code requirements as designed.

- 100 parking spaces are required for the development, while 145 parking spaces are provided.
- 16 bicycle parking spaces are provided and distributed equally across the site.
- 8 loading spaces are provided, where only 5 are required.
- 3 EV charging stations are provided, with 10 spaces designated for future EV-infrastructure expansion, supporting future transportation needs and sustainable site planning objectives.

We believe this development will serve as a meaningful enhancement to the surrounding area by introducing a more contemporary and thoughtfully designed urban architectural character. The project has been carefully planned to be compatible with the surrounding neighborhood while creating a stable, attractive, and desirable environment consistent with the County's planning policies and development regulations.

We respectfully request approval of this application and would be pleased to respond to any questions or provide any additional information as needed.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

11/18/26 BCC AGENDA SHEET

17

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0624-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 3.64 acres in a CG (Commercial General) Zone with the Airport Environs (AE-60) Overlay.

Generally located east of Decatur Boulevard and south of Gary Avenue within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-19-405-005

RELATED APN:
177-19-410-002 & 177-19-410-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a drive-thru and the residential uses to the northwest to 173 feet where 200 feet is required per Section 30.04.06E (a 13% reduction).
2. a. Reduce throat depth for the driveway along Decatur Boulevard to 14 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).
   b. Reduce throat depth for the driveway along Gary Avenue to 17 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).
   c. Reduce throat depth for the north driveway along Ullom Avenue to 8 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
   d. Reduce throat depth for the south driveway along Ullom Avenue to 7 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
   e. Reduce approach distance from the northwest driveway along Decatur Boulevard to the intersection of Gary Avenue to 110 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 27% reduction).
   f. Reduce departure distance from the intersection of Gary Avenue and Decatur Boulevard to the driveway northern driveway to 114 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

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g. Reduce departure distance from the intersection of Gary Avenue and Ullom Drive to the northeast driveway along Ullom Drive to 28 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 85% reduction).

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.64
- Project Type: Shopping center
- Building Height (feet): Up to 35
- Square Feet: 16,000 (Retail 1)/4,900 (Retail 2)/3,400 (Retail 3)/21,400 (Retail 4)/3,000 (Restaurant 1 w/drive-thru)/2,000 (Restaurant 2 w/drive-thru)
- Parking Required/Provided: 131 (10% reduction allowed due to transit stop)/145 (provided)
- Sustainability Required/Provided: 7/8

Site Plans
The plans depict a new commercial shopping center located at the corner of northeast Decatur Boulevard and Gary Avenue. Access to the commercial shopping center is from Decatur Boulevard (west), Silverado Ranch Boulevard (south), Gary Avenue (north) and Ullom Drive (east). The proposed commercial shopping center will connect to an existing commercially zoned parcel to the southwest of the applicants' parcel and will be rezoned to Commercial General (CG). Two quick service restaurants with drive-thrus and 4 commercial retail buildings are proposed. Parking spaces are located throughout the site, and the plans depict areas for EV capable, and EV installed and bike parking.

Landscaping
The plans depict landscaping in compliance with Title 30 standards with parking lot and perimeter landscaping.

Elevations
The plans depict commercial buildings that incorporate horizontal articulation with varied roofline, recessing of windows, changes in color and surface colors, and parapet walls. The exterior of the buildings includes stucco finish corrugated metal cladding and dual pane glass.

Floor Plans
The plans depict floor spaces dedicated for retail and restaurant uses. The plans also depict Retail building #4 with a floor plan that is divided between accessory storage and retail uses with the majority of the floor space dedicated to retail sales.

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Applicant's Justification

The applicant states the proposed project will enhance the overall character of the development and the immediate area. The application incudes waiver of development standards to facilitate the development and states this will not have significant impacts to the immediate area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60)	Undeveloped & single-family residence
South	Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped, convenience store with gas pumps, & tavern
East	Business Employment & Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0623	A zone change from RS20 to CG zone is a companion item on this agenda.
VS-26-0625	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-26-500137	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Waiver of Development Standards #1

The reduction of the drive-thru to a residential use to the northwest to 173 will have minimal impacts to those residences as Decatur Boulevard lies between the drive-thru. In addition, perimeter landscaping is being provided along both Decatur Boulevard and Gary Avenue that

will screen from the right-of-way. The plans also show the order box facing away from the right-of-way and is facing internally to the commercial complex and away from the right-of-way. Staff can support the requested waiver.

Design Review

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

The overall design of the buildings include horizontal articulation in the design with parking lot landscaping and perimeter landscaping is being provided. Internal circulation within the commercial shopping center will not have any impact to traffic flow. The roll up doors for retail building #4 face the right-of-way and are shielded by perimeter landscaping along Ullom Drive and the undeveloped parcel to the east is a planned Land Use of Business Employment. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2a, #2b, #2c & #2d

Staff finds the request for reduced throat depths to be excessive. The reductions will result in on street stacking of vehicles. Further complicating off-site to on-site movements, the reduced throat depths for the driveways will compound the impact from Waiver of Development #3e, #3f and #3g, creating a dangerous situation for the public. Additionally, since Decatur Boulevard is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #2e & #2f

The reduced approach and departure distances may cause hazards as drivers travelling on Decatur Boulevard will first need to potentially slow down for vehicles accessing Gary Avenue or turning from Decatur Boulevard and then immediately face an additional slowing or stop condition since the driveway is so close to the intersection. Therefore, staff cannot support this request.

Waiver of Development Standards #2g

Staff cannot support the request to reduce the departure distance for the intersection of Gary Avenue and Ullom Drive. This site is a raw parcel, and there is no reason the applicant cannot meet the minimum requirements. Additionally, the reduced departure distance may create safety concerns due to the driveway's close proximity to the intersection.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the associated spandrel at the intersection of Gary Avenue and Ullom Drive;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0571-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UMER MALIK
CONTACT: YIHONG LIU & ASSOCIATES LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0624

17A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/28/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ 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: 11/18/26 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

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100444
ASSESSOR PARCEL #(s): 17719405005

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Retail and Industrial warehouse flex development on this 3.64 AC land.

PROPERTY OWNER INFORMATION

NAME: Z S K S M A Z TOWNSHIP FAMILY TRUST ETAL and MALIK UMER TRS
ADDRESS: 3900 hualapai way 132
CITY: Las Vegas STATE: nv ZIP CODE: 89147
TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik
ADDRESS: 3900 hualapai way 132
CITY: las vegas STATE: nv ZIP CODE: 89147
TELEPHONE: 702-767-3764 CELL 702-767-3764 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Yihong Liu & Associates, LTD.
ADDRESS: 1669 W. Horizon Ridge Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89012
TELEPHONE: 702-3219316 CELL 702-3219316 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.

Umer Zaki Malik
Property Owner (Signature)*

Umer Malik
Property Owner (Print)

5/19/26
Date

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

August 24, 2026

Current Planning
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89106

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   To make the best use of the site area, including providing sufficient parking and circulation, and to maintain other development standards, it is not feasible to achieve the 200' separation between the QSR 1 drive-thru and the single-family residential property located across the intersection at Decatur Blvd and Gary Ave. While the nearest point of the drive thru lane curb is at 173'-8", the building is located at 189'-10" to the residential property line, and the closest speaker box is at 272'-10" away from the residential property line. Plus, this drive thru building is across the Decatur BLVD from the residential house, the negative impact would be minimum.
9. **Increased onsite parking above 15% code required parking from 15 spaces per Title 30 to 21 spaces – Additional 6 parking spaces.**
   The project includes a driveway connection to the parcel to the west, with parking provided along Silverado Ranch Boulevard. An NV Energy easement crosses the site near the intersection of Silverado Ranch Boulevard and Ullom Drive, prohibiting buildings and other structures within the easement and limiting this area primarily to parking. This constraint creates an imbalance between the building area and the available parking. The project provides 145 parking spaces, where deducts the EV chargers and handicap parking spaces, 21 spaces above the required 100—while Title 30 permits up to 15 spaces above the minimum without a waiver. Therefore, we respectfully request a waiver to allow additional 6 parking spaces

Design Review

The retail and quick-service restaurant uses (four buildings in total) maintain a contemporary architectural style that enhances the overall character of the development. The building façades incorporate a refined palette of stucco and adhered stone finishes in complementary colors to create visual depth, articulate the building massing, and introduce variation along the elevations through strategic offsets and pop-out elements. Walls clad with standing seam metal siding highlight the primary entries of each building, which connect seamlessly with the roof element, clearly defining the entrance while adding material contrast, shadow lines, and architectural interest. Woodgrain-look aluminum soffit panels and wall cladding further elevate the design by enhancing the tenant signage areas and contributing a more sophisticated and contemporary aesthetic. Collectively, these design elements create a cohesive and visually improved retail environment that is appropriate for the proposed development. Service and access doors are located along the rear of the buildings to maintain an attractive public-facing streetscape. The maximum building height for the retail structures is 31 feet, well below the 50-foot height limit permitted within the CG zoning district.

The warehouse use, using tilt-up concrete construction, provides a durable, efficient, and modern industrial building solution. The structure reaches a maximum height of 35 feet to the top of the parapet, allowing for generous warehouse clear height and the flexibility to accommodate small mezzanine office areas within the tenant spaces while not exceeding the 50-foot limit of the CG zoning district. Roll-up loading doors integrate into the front elevation in an organized manner, providing functional loading access while maintaining a clean architectural appearance. The doors are recessed from the drive aisle to aid in screening from the public right-of-way on Ullom Dr. Enhanced landscaping along Ullom Dr also provides sufficient screening of these doors. Similar to the adjacent retail uses, walls and roof elements clad with standing seam metal highlight and define prospective offices and mezzanines, with corrugated metal panels elevating and enhancing portions of the building façade where signage is to be located. This variation of materials provides some cohesion with the neighboring retail development while providing a clear separation in aesthetic and architectural intent.

Signage for the development will be submitted under a separate application.

The off-street parking and site circulation for the development exceed code requirements as designed.

- 100 parking spaces are required for the development, while 145 parking spaces are provided.
- 16 bicycle parking spaces are provided and distributed equally across the site.
- 8 loading spaces are provided, where only 5 are required.
- 3 EV charging stations are provided, with 10 spaces designated for future EV-infrastructure expansion, supporting future transportation needs and sustainable site planning objectives.

We believe this development will serve as a meaningful enhancement to the surrounding area by introducing a more contemporary and thoughtfully designed urban architectural character. The project has been carefully planned to be compatible with the surrounding neighborhood while creating a stable, attractive, and desirable environment consistent with the County's planning policies and development regulations.

We respectfully request approval of this application and would be pleased to respond to any questions or provide any additional information as needed.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

11/18/26 BCC AGENDA SHEET

18

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500137-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 1 commercial lot on 3.64 acres in a CG (Commercial General) Zone with the Airport Environs (AE-60) Overlay.

Generally located east of Decatur Boulevard and south of Gary Avenue within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-19-405-005

RELATED APN:
177-19-410-002 & 177-19-410-003

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 3.64
- Project Type: Commercial shopping center
- Number of Lots: 1

Project Description
The plans depict a 1 lot commercial subdivision located at the corner of northeast Decatur Boulevard and Gary Avenue. Access to the commercial shopping center is from Decatur Boulevard (west), Silverado Ranch Boulevard (south), Gary Avenue (north), and Ullom Drive (east).

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Business Employment	RS20 (AE-60)	Undeveloped & single-family residence
South	Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped, convenience store with gas pumps, & tavern
East	Business Employment & Corridor Mixed-Use	RS20 & CG (AE-60)	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RS20 (AE-60)	Undeveloped

DRAFT

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

Application Number	Request
ZC-26-0623	A zone change from RS20 to CG is a companion item on this agenda.
VS-26-0625	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-26-0624	A waiver of development standards and design review for a shopping center is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the associated spandrel at the intersection of Gary Avenue and Ullom Drive;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UMER MALIK
CONTACT: YIHONG LIU & ASSOCIATES LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500137

18A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 10/28/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: _____ 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: 11/18/26 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100444

ASSESSOR PARCEL #(s): 17719405005

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map application concurrent with Design Review for Retail and Industrial Flex Development on the 3.64 AC land.

PROPERTY OWNER INFORMATION

NAME: ZSKAMAZ Township Family Trust ETAL and Malik Umer TRS

ADDRESS: 3900 Hualapai Way 132

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-767-3764 CELL 702-767-3764

APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way 132

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-767-3764 CELL 702-767-3764 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Yihong Liu & Associates, LTD.

ADDRESS: 1669 W. Horizon Ridge Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89012

TELEPHONE: 702-321-9316 CELL 702-321-9316 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.

Umer Zsk Mal — Property Owner (Signature)*

Umer MALIK — Property Owner (Print)

9-15-26 — Date

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

August 24, 2026

Current Planning
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89106

RE: APN 177-19-405-005

Dear Steven:

On behalf of the applicant, we are respectfully submitting this Justification Letter in support of a concurrent submittal for a Design Review (DR) and a Tentative Map (TM) application for the above-referenced project - for proposed development on the 3.64-acre property identified as APN 177-19-405-005. The project includes 29,300 square feet of retail space and 24,500 square feet of warehouse space.

Pursuant to Clark County Title 30 Unified Development Code, this concurrent application is necessitated by the inclusion of a detached sidewalk configuration along the public right-of-way. Because the design utilizes a detached sidewalk layout—wherein a landscaped parkway strip separates the street curb from the pedestrian walkway—the standard public right-of-way dynamics and geometry are modified.

The concurrent processing of the Design Review and Tentative Map is justified based on the following planning and engineering considerations:

1. Right-of-Way and Easement Alignment:
The detached sidewalk design alters the standard street section, effectively pushing the pedestrian path inward beyond the typical back-of-curb dedication line. This layout requires the establishment of dedicated pedestrian access easements (PAE), public utility easements (PUE), and traffic control easements to wrap around the modified walkway. Filing the Tentative Map concurrently allows Public Works and Comprehensive Planning to review, track, and ensure the precise legal mapping of these modified property lines and dedication limits alongside the physical layout.

All of the easements are shown on our tentative map already so no separate easement map would be needed or provided.

2. Integrity of Lot Geometry and Setbacks:
Because the detached sidewalk configuration encroaches into the perimeter envelope of the development, it directly impacts adjacent parcel geometry. Processing the Tentative Map at the same time as the Design Review ensures that all proposed lot dimensions, net acreages, and structural building setbacks remain fully compliant with zoning district standards, preventing any downstream conflicts or variance requests during the final platting phase.

3. Coordinated Agency Review:
Simultaneous review allows the Department of Comprehensive Planning and the Department of Public Works to evaluate the site layout and engineering logistics (such as utility alignments, street lighting, drainage, and sight-zone visibility) in tandem. This unified approach eliminates conflicting design revisions, promotes a more efficient administrative workflow, and ensures strict compliance with Clark County's complete streets and pedestrian safety goals.

For these reasons, the concurrent review of the Design Review and Tentative Map applications represents the most cohesive strategy for implementing the proposed detached sidewalk system while protecting the orderly development of the surrounding area. We kindly request your favorable consideration of this submittal.

Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

11/18/26 BCC AGENDA SHEET

19

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0651-SOUTHERN HIGHLANDS INVEST PTNRS:

ZONE CHANGE to reclassify 14.8 acres from an R-2 (Medium Density Residential) Zone to an R-3 (Multiple Family Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located east of Clearview Summit Drive and north of Royal Fortune Drive within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:
191-07-601-015; 191-08-301-017

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 14.8
- Existing Land Use: Undeveloped

Applicant's Justification
According to the applicant the proposed development will be an exclusive, luxurious, high end, turnkey residential lifestyle project that offers "lock and leave" living. The request for the R-3 zoning is not necessary for the density, but for the nature of the attached, stacked flat single-family style of residential living. The proposed density of residential component falls well within the approved densities of Southern Highlands R-2 zoning at 2.4 du/ac, and will function as single family residences, however, the request for R-3 zoning is precipitated by 3 units being attached together. If 2 units were stacked together, the R-3 would not be necessary. In closing, the applicant believes the proposed project is compatible and harmonious with this community and is similar to a private luxury golf course community found in Summerlin.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-24-900030	Fourth Amendment to the Development Agreement with Southern Highlands to establish a new duration for the agreement	Approved by BCC	February 2024

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Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400003 (ZC-0750-06)	First extension of time of a zone change to reclassify a portion of this site to R-2 zoning	Approved by BCC	February 2024
ET-24-400001 (ZC-0107-13)	First extension of time of a zone change to reclassify a portion of this site to R-2 zoning	Approved by BCC	February 2024
SC-23-0375	Change the name of Clearview Ridge Road to Clearview Summit Drive	Approved by PC	October 2023
ZC-0107-13	Zone change to reclassify a portion of this site to R-2 zoning	Approved by BCC	May 2013
ZC-0750-06	Zone change to reclassify a portion of this site to R-2 zoning	Approved by BCC	August 2006
ZC-1604-99	Zone change to reclassify 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
ZC-0227-99	Zone change to reclassify 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
ZC-1817-98	Zone change to reclassify 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (P-C)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2 (P-C)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (P-C)	Developing single family residential

Related Applications

Application Number	Request
UC-26-0652	A use permit and design review for a multi-family residential condominium complex with modified development standards is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500138	A tentative map for 36 attached residential units (condominium) 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 29.

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 zoning allows a similar density and intensity of uses as the surrounding approved residential subdivisions. The proposed project will have a density of 2.4 dwelling units per acre. The request for the R-3 zoning is not necessary for the density, but for the nature of the attached product. Furthermore, the zone boundary amendment will not create any negative effects on public facilities and services, and the zoning complies with applicable provisions of the negotiated Development Agreement. Therefore, staff can support the R-3 zone change request since it is well below 18 dwelling units per acre.

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

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Resolution of Intent until March 2, 2039.

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;
- 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

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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 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.

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 #0137-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

19A

APPLICATION NUMBER(s): ZC-26-0651

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/2026 Time: 9:00 AM

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

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

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

MOAPA VALLEY
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(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
14 Cottonwood Dr., Blue Diamond

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Sandy Valley Community Center
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SEARCHLIGHT
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(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/2026

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101167
ASSESSOR PARCEL #(s): 191-08-301-017 & 191-07-601-015

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver, Design Review and Zone Change

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners, LLC
ADDRESS: 11411 Southern Highlands Pkwy Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Southern Highlands Investment Partners, LLC
ADDRESS: 11411 Southern Highlands Pkwy Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services - Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 7022845300 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 Aug 5, 2026

Olympia Companies

September 21, 2026

Jennifer Ammerman, Director
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Southern Highlands Gold Mountain APN:191-08-301-017 & 191-07-601-015

REVISED - Project Description and Justification Letter for a Zone Change to establish a multi-family use

Dear Ms. Ammerman,

Southern Highlands Investment Partners (SHIP) herein requests approval of the aforementioned entitlements for the Southern Highlands "Gold Mountain" project. This project is located north of Clearview Ridge Road, east of the roundabout with Clearview Summit Drive. **The assessor's parcel number for this project is 191-08-301-017 & 191-07-601-015.** A parcel map has been recorded (Book 130 Page 61) to create this parcel (Parcel 2) which includes this area of proposed development.

This justification and project description letter are intended to explain the project in further detail and identify the changing conditions and emerging trends that have been established in similar master planned communities, and specifically private golf course communities. Gold Mountain will be a very exclusive, luxurious, high end, turnkey residential lifestyle project that offers "lock and leave" living. With its own Clubhouse Amenity, Dog Park and Pool it will provide an unsurpassed level of amenities and resident services. The proposed buildings are located within R-2 zoning of the project and we are requesting a rezoning to R-3. Please see related and attached letter for waiver, use permit, and design review requests associated with this zoning.

The request for the R-3 zoning is not necessary for the density, but for the nature of the attached, stacked flat single-family style of residential living. The proposed density of 36 units across the proposed 14.83-acre parcel is 2.4 du/ac. Zoning and processing are per the locked in Title 29 as adopted in the approved Southern Highlands Development Agreement. If necessary, the adopted Development Agreement Section 3.07(b) permits the developer in its sole discretion to accept new development standards and code changes.

Project Overview

This new project is a luxurious, vertically attached residential product that will be located north of Clearview Ridge Road, east of the roundabout with Clearview Summit Drive. The units will sell for approximately $6.8M to $12M. The area where this new project is proposed is currently undeveloped.

There will be 12 new residential buildings constructed, with a total of 36 units. Each building will consist of 3 units, with each stacked upon another. Generally, each unit will have a two-car garage, and a golf cart parking space. Please refer to the attached site plan and architectural drawings for more detailed information.

The maturation of the luxury golf course sub-market has resulted in an increased demand for "attached" exclusive residential uses with special amenities and services. Gold Mountain addresses the changing demographic trend to provide infill projects with highly amenitized and convenient living for sophisticated, refined buyers.

The technical engineering studies will identify any infrastructure requirements, and the improvement plans will address all these requirements. As shown in the attached elevations and renderings, significant details have been committed to the design of the buildings to ensure consistency and quality. The architecture of the new buildings bridges a more contemporary flavor to meet the demands of today's buyers. The project is consistent with the design criteria of this area of Olympia Ridge, which is located in a guard gated area of Southern Highlands that has trended toward more contemporary architecture. A leading national architectural design firm (Bassenian Lagoni) has been hired to ensure all market trends are addressed while providing a highly desirable luxury product.

The proposed density of residential component falls well within the approved densities of Southern Highlands R-2 zoning at 2.4 du/ac, and will function as single family residences, however, the request for R-3 zoning is precipitated by 3 units being attached together. If two units were stacked together, the R-3 would not be necessary. At 2.4 du/ac and the proposed addition of 36 units, the project will not exceed the allotted approved unit count under the approved development agreement for the community and therefore will not present any additional pressures on required public services or utilities.

Given the following: attention to design detail and respect of the architectural vernacular of the Southern Highlands Olympia Ridge Estates custom estates community; desirable and compatible residential use to address the need for a luxurious, turn-key, secure, "lock and leave" residential development and the need to provide luxurious resort type living that is consistent with other luxury, high end golf course communities (such as The Summit in Summerlin), and that the proposed density of 2.4 du/units per acre, the proposed project is compatible and harmonious with this community and trends in similar luxury, private golf course communities the Developer respectfully requests your favorable recommendation of the project. There is significant precedence already established for similar projects in similar communities.

Thank you for your consideration. Please contact me at (702) 204-9989 if you have any questions regarding these applications.

Sincerely,

Chris Armstrong
Vice President of Development
Olympia Companies

11/18/26 BCC AGENDA SHEET

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0652-SOUTHERN HIGHLANDS INVEST PTNRS:

USE PERMIT for modified development standards.
DESIGN REVIEW for a proposed multi-family residential condominium development on 14.83 acres in an R-3 (Multiple-Family Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located northwest of Southern Highlands Parkway and east of Clearview Ridge Road within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
191-07-601-015; 191-08-301-017

USE PERMIT:
1. Modify Southern Highlands Residential Development Standards for the following:
   a. Increase the height of principal structures to 50 feet with a 3 foot architectural intrusion permitted where 40 feet was the previous maximum allowed (a 25% increase).
   b. Reduce building separation to 8 feet where 10 feet is required per Table 29.15-1 (a 20% reduction).
   c. Increase the height of retaining walls to 20 feet where 12 feet was the previous maximum height allowed (a 67% increase).
   d. Reduce the front street setback to 5 feet where 10 feet is required per Table 29.15-1 (a 50% reduction).
   e. Allow private streets to terminate in hammerheads where previously permitted.
   f. Increase fence height 10 feet where 6 foot is the maximum height permitted per Section 29.22.010 (a 67% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 14.83
- Project Type: Multi-family residential condominiums
- Number of Units: 36
- Density (du/ac): 2.43

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- Minimum/Maximum Unit Size (square feet): 4,652/8,521
- Number of Stories: 3
- Building Height (feet): 53 (Residential Buildings inclusive of 3 foot chimney intrusion)/24.5 (Amenity Center)
- Square Feet: 23,424 (Building Type A)/19,388 (Building Type C)/16,083 (Building Type E)/228,239 (Residential Total)/5,484 (Amenity Center)
- Open Space Required/Provided: 14,400/14,594
- Parking Required/Provided: 80/87

Site Plans

The plans depict a currently undeveloped site located between Southern Highlands Parkway and Clearview Ridge Road within the Southern Highlands Master Planned Community. The site is proposed to be developed with a 12 building, multi-family residential complex. Each building will contain 3 units stacked on top of each other for a total of 36 units with a density of 2.43 dwelling unit per acre. The residential buildings are located within the central portion of the site and are set back 140 feet from the north property line, 45 feet from the east property line, 220 feet from the southwest property line, and 27 feet from the west property line.

Each residential building will be separated from another residential building by at least 8 feet and each residential building will be accessed by a motor court located in the front of the building that is between 40 feet and 112 feet wide. A 5,484 square foot amenity center building is located in the southwest portion of the site and will have a dog park and pool area adjacent to the building. The main amenity center building will be set back 38 feet from the southwest property line. The site is accessed from a rotary along Clearview Ridge Road. The main entrance to the site is gated with the gate set back 47 feet from the rotary. The entrance will access 2 private streets with the northern street ending in a cul-de-sac and the southern street ending in an elongated hammerhead. The motor courts will access these streets by smaller driveways. Eight of the residential buildings will be on the north side of the site, and the remaining 4 residential buildings will be south of the private street. Parking is provided within a small lot in front of the amenity center and within the private spaces and garage within residential buildings and motor courts.

Landscaping

The plans show street landscaping will be provided at the entrance of the site with 3 medium trees provided along the entrance of the site. Within the interior of the site, both sides of the interior street and along the edges of the motor courts, various trees and shrubs are proposed. Medium trees are provided on each side of the parking lot provided in front of the amenity center. Overall, the site requires a total of 14,400 square feet of common open space with a total of 14,594 square feet being provided. The provided open space consists of the amenity center that contains a gym, spa, club room, and outdoor seating, along with an outdoor dog park, and pool area. A 10 foot tall wrought-iron fence, inclusive of decorative pilasters, encloses the entire site. Where the site is not disturbed, native desert vegetation will either remain or be replaced.

Elevations

The elevations show all residential buildings, including the amenity center, will have a consistent, contemporary design theme. All residential buildings will be 3 stories at 50 feet tall

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with a maximum height of 53 feet when a chimney overrun is included in the height. The amenity center will be 1 story and reach a height of 24.5 feet tall. Each building will have flat but varying roof lines, façade popouts, significant fenestration, balconies, and metal awnings. The exterior also consists of simulated wooden batten, stone veneer, painted stucco, and decorative metal accents.

Floor Plans

The floor plans show each residential building will contain 3 units with 1 unit on each floor. Each unit will be accessed from the ground floor either through a private elevator/stairwell or through an entry lobby. Each unit will range in size from 4,652 square feet up to 8,521 square feet. There are 9 different unit types with a varying arrangement of interior spaces that include 3 to 4 bedrooms, gourmet kitchens, walk-in closets, several bathrooms, outdoor terraces, and a private 2 car garage. All 9 unit types are combined to create 3 different building arrangements for a total of 36 units. There is a total of 228,239 square feet of residential living space. The amenity center is 5,484 square feet that contains a gym, spa, club room, and outdoor seating.

Applicant's Justification

This new project is a luxurious, vertically attached residential product with units selling for approximately $6.8 million to $12 million. The maturation of the luxury golf course sub-market has resulted in an increased demand for exclusive residential uses with special amenities and services. The proposed development addresses the changing demographic trend to provide infill projects with high amenities and convenient living for sophisticated, refined buyers. The proposed modified development standards are needed to allow the buildings to have 3 units each and to address the sensitive nature of the existing hillside area.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-24-900030	Amended development agreement for Southern Highlands Master Planned Community	Approved by BCC	February 2024
UC-0370-14	Use permit to allow modified wall height standards	Approved by PC	June 2014
TM-0030-13	Tentative map for a 207 lot single-family residential subdivision	Approved by BCC	May 2013
ZC-0107-13	Zone change from R-2, C-2, & H-1 to R-2 for a single-family residential development	Approved by BCC	May 2013
UC-0099-13	Use permit for a temporary material processing and rock crushing operation - expired	Approved by PC	April 2013
TM-0106-12	Tentative map for a 155 lot single-family residential subdivision	Approved by BCC	February 2013
ZC-0690-12	Zone change from R-2, C-2, & H-1 to R-2 for a single-family residential development	Approved by BCC	February 2013
TM-0183-08	Tentative map for a 93 lot single-family residential subdivision	Approved by PC	December 2008
TM-0249-06	Tentative map for a 110 lot single-family residential subdivision	Approved by BCC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0750-06	Zone change from C-2 & H-1 to R-2 for a single-family residential development with modified development standards	Approved by BCC	August 2006
VS-0749-06	Vacation and abandonment of patent easement - recorded	Approved by BCC	July 2006
VS-0529-06	Vacation and abandonment of patent easements - recorded	Approved by BCC	July 2006
WT-1002-99	Waivers of Title for modified street and improvement standards	Approved by PC	August 1999
ZC-0227-99	Zone change from R-E & H-2 to R-2, R-4, C-2, & P-F and use permits for public facilities for a mixed-use, master planned community	Approved by BCC	April 1999
ZC-1817-98	Zone change and use permits for a mixed-use, comprehensive master planned community (Southern Highlands)	Approved by BCC	November 1998
MP-0462-97	Major project specific land use plan for a mixed-use Comprehensive Planned Community	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (PCO - SH)	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2 (PCO - SH)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0651	A zone change from R-2 to R-3 is a companion item on this agenda.
TM-26-500138	A tentative map for 36 attached residential units (condominium) 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 29.

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.

Staff finds the physical design of the buildings are attractive with a subtle color scheme and 4-sided architecture which contain several architectural features that create a modern and contemporary feel for the building. The design of the buildings will visually integrate into the hillside area that characterizes the site. The site design is orderly with each building easily accessed from private drives with motor courts that help to break up the streetscape. The location of the buildings in relation to the amenity space is convenient with easy access and sufficient space provided for the number of units being proposed. Parking is sufficiently provided both within the unit and on-site. Landscaping is also provided in a way that preserves the natural desert landscape of the hillside area while helping to soften the appearance of the site from the street. The site also contains a lower density product that is generally encouraged in hillside areas. The proposed modified development standards, particularly those related to wall height, street network, and setbacks, help to allow the site to be designed in a way that takes the existing topography of the site into consideration, while limiting the impact on the site and the surrounding area. Additionally, the request for increased building height is acceptable as 50 feet is generally consistent with similar types of development. Overall, staff finds the buildings are attractive, the use is consistent with the Southern Highlands Planned Community and will provide a unit density that is compatible with the constraints on the site. The proposed development will also support Clark County Master Plan Policies 1.1.1, 1.3.1, 1.3.2, 6.1.3, and 6.2.1, which all support the development of various types of housing units that are sensitive to the existing context of the site and which create a mix of density within an area. The proposed development will also support the goals and policies of the existing Southern Highlands Master Community Plan. For these reasons, staff can support these requests.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Henderson Executive 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.

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Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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;
- 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 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.

Fire Prevention Bureau

- No comment.

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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 #0137-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

20A

APPLICATION NUMBER(s): UC-26-0652

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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Steve Kirk	(702) 455-3113*	James Gibson	G

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

Revised 02/04/2026

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101167

ASSESSOR PARCEL #(s): 191-08-301-017 & 191-07-601-015

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver, Design Review and Zone Change

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners, LLC

ADDRESS: 11411 Southern Highlands Pkwy Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89141

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Southern Highlands Investment Partners, LLC

ADDRESS: 11411 Southern Highlands Pkwy Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89141

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services - Tanya Steadham

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 7022845300 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 Aug. 5. 2024

Olympia Companies

September 2, 2026
Updated September 17, 2026
Updated September 21, 2026

Jennifer Ammerman, Director
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Southern Highlands Gold Mountain APN:191-08-301-017 & 191-07-601-015

REVISED - Project Description and Justification Letter for a Tentative Map, Design Review, and a Special Use Permit to establish Modified Development Standards.

Dear Ms. Ammerman,

Southern Highlands Investment Partners (SHIP) herein requests approval of the aforementioned entitlements for the Southern Highlands Gold Mountain project. This project is located north of Clearview Ridge Road, east of the roundabout with Clearview Summit Drive. **The assessor's parcel number for this project is 191-08-301-017& 191-07-601-015**. A parcel map has been recorded (Book 130 Page 61) to create this parcel (Parcel 2) which includes this area of proposed development.

This justification and project description letter are intended to explain the project in further detail and identify the changing conditions and emerging trends that have been established in similar master planned communities, and specifically private golf course communities. Gold Mountain will be a very exclusive, luxurious, high end, turnkey residential lifestyle project that offers "lock and leave" living. With its own Clubhouse Amenity, Dog Park and Pool it will provide an unsurpassed level of amenities and resident services. The proposed buildings are located within R-2 zoning of the project and we are requesting a rezoning to R-3 per the related letter as part of this application. Please see below for waiver requests associated with this zoning.

This application is intended to address the residential condominium use, design review, and special use permit for development standards/uses for the project. Please note that the special use permit intends to incorporate revised modified development standards for the residential three-story condominium use. The proposed density of 36 units across the proposed 14.83-acre parcel is 2.4 du/ac. Zoning and processing are per the locked in Title 29 as adopted in the approved Southern Highlands Development Agreement. If necessary, the adopted Development Agreement Section 3.07(b) permits the developer in its sole discretion to accept new development standards and code changes.

Project Overview

This new project is a luxurious, vertically attached residential product that will be located north of Clearview Ridge Road, east of the roundabout with Clearview Summit Drive. The units will sell for approximately $6.8M to $12M. The area where this new project is proposed is currently undeveloped.

There will be 12 new residential buildings constructed, with a total of 36 units. Each building will consist of 3 units, with each stacked up on another. Generally, each unit will have a two-car garage, and a golf cart parking space. Please refer to the attached site plan and architectural drawings for more detailed information.

The maturation of the luxury golf course sub-market has resulted in an increased demand for attached exclusive residential uses with special amenities and services. Gold Mountain addresses the changing demographic trend to provide infill projects with highly amenitized and convenient living for sophisticated, refined buyers.

The technical engineering studies will identify any infrastructure requirements, and the improvement plans will address all these requirements. As shown in the attached elevations and renderings, significant details have been committed to the design of the buildings to ensure consistency and quality. The architecture of the new buildings brings a more contemporary flavor to meet the demands of today's buyers. The project is consistent with the design criteria of this area of Olympia Ridge, which is located in a guard gated area of Southern Highlands that has trended toward more contemporary architecture. A leading national architectural design firm (Bassenian Lagoni) has been hired to ensure all market trends are addressed while providing a highly desirable luxury product.

The proposed density of residential component falls well within the approved densities of Southern Highlands R-2 zoning at 2.4 du/ac, and will function as single family residences.At 2.4 du/ac and the proposed addition of 36 units, the project will not exceed the allotted approved unit count under the approved development agreement for the community and therefore will not present any additional pressures on required public services or utilities.

Design Review

The Residences development will consist of 12 buildings. Each building will have 3 units. Each unit will have a 2 car-attached garage and accommodate a golf cart.

The buildings will consist of "flats" on each floor with a personal elevator for each except the ground floor unit. This means that except for the first floor, each unit will occupy one floor of living space. Units will range in size from 3,410 square feet to almost 6,000 square feet.

The buildings will generally face to the north and be accessed from the existing roundabout at Clearview Summit Drive and Clearview Ridge Road. Considerable time has been spent on the details of the proposed project. The building heights to the roof will generally be 50' and 3 stories, which allow for expansive floor to ceiling space within each unit, that is necessary to compete in the luxury segment of today's market. A request for up to 53' is requested for architecture encroachments as well as chimney over-runs above the 50'. These chimney over-run areas are generally 53' in height and are limited in location and provide additional architectural enhancements to elevate the product. The internal ceilings are generally 12', which is preferred in luxurious products such as this. The R-3 zone permits 35' and 2 stories. A use permit for modified standards is being requested to make these buildings 3 stories. The massing of the buildings reveals varying forms and roof lines, with extensive use of materials that are consistent throughout Southern Highlands and specifically within the custom lot and Olympia Ridge Estates area of Southern Highlands. Stone veneer, trim detailing and metal accents, wood simulated louvers, wood simulated battens, dramatic over hangs, outdoor living spaces, and glass railings are used throughout, with colors that are consistent and compatible with adjacent and nearby development. A similarly designed project, with almost identical requests in Southern Highlands was approved on August 5th by action of UC-26-0350.

There will also be an 8' high steel fence (while supporting pilasters will be approximately 10' in height. Similar applications have been previously approved in Southern Highlands) that encloses the new community with gated vehicular access for residents. There will be no through-traffic, as all traffic will ingress and egress at the main gate from the existing private drive.

Zone Change

Submitted as a companion to this request.

Special Use Permit #1 - Modified Residential Development Standards

As a part of this entitlement package, we are requesting a Special Use Permit to establish Modified Development Standards. One of the provisions of a negotiated Development Agreement is the ability to request modified development standards to accommodate unique developments. The following are requested:

1. 53' in height. – 50' for the principal structure, 5' for architectural intrusions, including chimneys/ chimney overruns.
   Per Title 29.15.270 Note: Existing R-3 would permit 35' in height and 2 stories. The proposed principal structure is 50' and the additional request is minimal and consistent with other similar projects.

2. Building Separation.
   a. Per Title 29.15.270 The building separation required in R-3 zoning is 10'. The main buildings meet these criteria, however the garages go down to as little as 8' of separation. The request is to reduce the Building Separation requirement to 8'.

3. Over height retaining walls.
   a. These retaining walls will be constructed on the north and south perimeter and through the middle of the site between the 2 rows of condos. Due to existing hillside grades, it is requested that tiered retaining walls of up to 20' in height be approved for this project.

4. Reduction in building setback to 1' to motor court.
   a. The request for the reduction in the building setback to a drive-aisle for 1' within the motor court area. This will accommodate portions of the buildings including the garages. This is a unique product that requires special accommodation and will not impact any other homeowner. All building codes will be adhered to.

5. Hammerhead for the units.
   a. A request has been submitted to Clark County Fire Department to permit a hammerhead as a modified standard for multi-family developments. Justification for this request is due to the low volume of traffic, no on-street parking being permitted, and limited residential units being accessed from this street.

6. Over height fence and pilaster.
   a. A request for 10' tall pilaster with 8' fences and gates where 6' is permitted.

REQUESTS FOR MODIFIED STANDARDS TABLE:

Item	Permitted/Required	Modification Request	Notes etc.
Building Height Increase	40 feet	50' for principal, 53' for architectural encroachments	
Building Separation	10 feet	8 feet	Between attached garages
Over height retaining walls	12' approved for Southern Highlands	Tiered in 20' increments	Existing significant topo, and limited horizontal distance necessitates requests.
Building Setbacks	Front	5' to adjacent private drive.	
Hammerhead Cul-de-Sac	Not permitted	Permit	Limited in space and maximum grading considerations.
Over height fence and pilaster / gates	6' is permitted	10' pilasters with 8' fences and gates	

Given the following: attention to design detail and respect of the architectural vernacular of the Southern Highlands Olympia Ridge Estates custom community; desirable and compatible residential use to address the need for a luxurious, turn-key, secure, "lock and leave" residential development and the need to provide luxurious resort type living that is consistent with other luxury, high end golf course communities (such as The Summit in Summerlin);, the Developer respectfully requests your favorable recommendation of the project. There is significant precedence already established for similar projects in similar communities.

Thank you for your consideration. Please contact me at (702) 204-9989 if you have any questions regarding these applications.

Sincerely,

Chris Armstrong
Vice President of Development
Olympia Companies

11/18/26 BCC AGENDA SHEET

21

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500138-SOUTHERN HIGHLANDS INVEST PTNRS:

TENTATIVE MAP consisting of 36 multi-family residential condominium units and common lots on 14.83 acres in an R-3 (Multiple-Family Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community

Generally located northwest of Southern Highlands Parkway and east of Clearview Ridge Road within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
191-07-601-015; 191-08-301-017

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 14.83
- Project Type: Multi-family residential condominiums
- Number of Units: 36
- Density (du/ac): 2.43
- Minimum/Maximum Unit Size (square feet): 4,652/8,521

Project Description
The site is proposed to be developed with a 12 building, multi-family residential complex. Each building will contain 3 units stacked on top of each other for a total of 36 units with a density of 2.43 dwelling unit per acre. The floor plans show each residential building will contain 3 units with 1 unit on each floor. Each unit will be accessed from the ground floor either through a private elevator/stairwell or through an entry lobby. The residential buildings are generally located within the central portion of the site. Each residential building will be accessed by a motor court located in the front of the building. An amenity center building is located in the southwest portion of the site and will have a dog park and pool area adjacent to the building.

The site is accessed from a rotary along Clearview Ridge Road. The entrance will access 2 private streets with the northern street ending in a cul-de-sac and the southern street ending in an elongated hammerhead. The motor courts will access these streets by smaller driveways. Eight of the residential buildings will be on the north side of the site, and the remaining 4 residential buildings will be south of the private street. Parking is provided within a small lot in front of the amenity center and within the private spaces and garage within residential buildings and motor courts.

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Prior Land Use Requests

Application Number	Request	Action	Date
ORD-24-900030	Amended development agreement for Southern Highlands Master Planned Community	Approved by BCC	February 2024
UC-0370-14	Use permit to allow modified wall height standards	Approved by PC	June 2014
TM-0030-13	Tentative map for a 207 lot single-family residential subdivision	Approved by BCC	May 2013
ZC-0107-13	Zone change from R-2, C-2, & H-1 to R-2 for a single-family residential development	Approved by BCC	May 2013
UC-0099-13	Use permit for a temporary material processing and rock crushing operation - expired	Approved by PC	April 2013
TM-0106-12	Tentative map for a 155 lot single-family residential subdivision	Approved by BCC	February 2013
ZC-0690-12	Zone change from R-2, C-2, & H-1 to R-2 for a single-family residential development	Approved by BCC	February 2013
TM-0183-08	Tentative map for a 93 lot single-family residential subdivision	Approved by PC	December 2008
TM-0249-06	Tentative map for a 110 lot single-family residential subdivision	Approved by BCC	August 2006
ZC-0750-06	Zone change from C-2 & H-1 to R-2 for a single-family residential development with modified development standards	Approved by BCC	August 2006
VS-0749-06	Vacation and abandonment of patent easements - recorded	Approved by BCC	July 2006
VS-0529-06	Vacation and abandonment of patent easements - recorded	Approved by BCC	July 2006
WT-1002-99	Waivers of Title for modified street and improvement standards	Approved by PC	August 1999
ZC-0227-99	Zone change from R-E & H-2 to R-2, R-4, C-2, & P-F and use permits for public facilities for a mixed-use, master planned community	Approved by BCC	April 1999
ZC-1817-98	Zone change and use permits for a mixed-use, comprehensive master planned community (Southern Highlands)	Approved by BCC	November 1998
MP-0462-97	Major project specific land use plan for a mixed-use Comprehensive Planned Community	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (PCO - SH)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2 (PCO - SH)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0651	A zone change from R-2 to R-3 is a companion item on this agenda.
UC-26-0652	A use permit and design review for a multi-family residential condominium complex with modified development standards 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 29.

Analysis
Comprehensive Planning
Staff finds the proposed multi-family residential condominium subdivision is unique in design to other condominiums in the area, but the density is compliant with the R-3 district regulations and the underlying Master Plan category. The internal network of drives provided allows for sufficient access to each unit and with driveways and motor courts that will access each building. The drives and motor courts are wide enough to accommodate traffic in most places, and the proposed hammerhead is significantly elongated, which reduces the impacts that usually result from the use of hammerheads. Landscaping is provided throughout the site and existing areas will remain undisturbed as needed. The site is being graded and designed in a way that maintains and is sensitive to the existing topography. All open space and common areas will be appropriately contained within common elements. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 29; therefore, can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building Department - Addressing

- The unit numbers shall be finalized during the final map review;
- The building numbers shall begin to the left of the primary entrance and continue counterclockwise.

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 #0137-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118

DRAFT

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

21A

APPLICATION NUMBER(s): TM-26-500138

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

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

Date: 11/10/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/2026 Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 02/04/2026

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101167

ASSESSOR PARCEL #(s): 191-08-301-017 & 191-07-601-015

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver, Design Review and Zone Change

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners, LLC

ADDRESS: 11411 Southern Highlands Pkwy Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89141

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Southern Highlands Investment Partners, LLC

ADDRESS: 11411 Southern Highlands Pkwy Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89141

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services - Tanya Steadham

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 7022845300 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)* Chris Armstrong Property Owner (Print) Aug 5, 2024 Date

12/01/26 PC AGENDA SHEET

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0676-DIAMOND CACTUS, LLC:

USE PERMIT for a proposed rock crushing and outdoor storage facility on a 3.26 acre site in an IL (Industrial Light) Zone.

Generally located east of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:
176-26-401-003; 176-26-401-004;

RELATED APN:
176-26-401-006

LAND USE PLAN:
ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.26
- Project Type: Rock crushing and outdoor storage
- Parking Required/Provided: 5

Site Plan
The site plan depicts a 3.26 acre property bounded by the Union Pacific railroad to the west, undeveloped BLM property to the north and east, and the Cactus Avenue overpass to the south. Primary access to the property is via an unpaved road through a BLM parcel (APN 176-26-401-006) with access from Torrey Pines Drive to the east. The proposed rock crushing operation will be centrally located within APNs 176-26-401-003 and 176-26-401-004 and in the farthest area from the residential dwelling units. There will be an area designated for outdoor storage of unprocessed material and an area for processed material via APN 176-26-401-003 exclusively. Employee parking will be provided at the northeast corner of the parcels, with an 8 foot high screened fence being proposed along all property lines.

Landscaping
Landscaping is not provided or required with this application.

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Elevations
No buildings are proposed with this application.

Applicant's Justification
The applicant indicates that the proposed rock crushing with be a temporary use lasting for approximately 4 months from commencement. The use will serve to process the materials being extracted from a residential development approved under UC-23-0859 and located along Starr Hills Avenue. Per the applicant, the proposed uses are compatible with the area, as the site is surrounded by BLM property on the north, east, and west, and also adjacent to the Union Pacific Railroad. The Union Pacific Railroad corridor between Blue Diamond to the north, Erie to the south, Rainbow to the west, and Jones to the east is Planned business employment, which comprises over 500 acres of properties planned for industrial uses. Any noise levels generated by the operation will be within the limits of Clark County noise ordinance, and the noise generated from the site will be muffled by the existing traffic along Cactus Boulevard, a 6 lane right-of-way, and train traffic occurring on the adjacent Union Pacific line. The site will comply with all regulations required by the Department of Air Quality and the site will adhere to all dust control measures. Upon termination of the rock crushing operation, the site will be restored to Air Quality Standards. Hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m. no nighttime operations.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400029 (ZC-23-0823)	First extension of time for the zone change and design review from M-D to M-1 for an equipment rental facility with outside storage and display	Approved by BCC	May 2026
PA-23-700044	Plan amendment from Business Employment (BE) to Industrial Employment (IE)	Adopted by BCC	March 2024
VS-23-0824	Vacation and abandonment of easements and right-of-way	Adopted by BCC	March 2024
ZC-23-0823	Zone change and design review from M-D to M-1 for an equipment rental facility with outside storage and display	Adopted by BCC	March 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	RS20 & IL	Undeveloped & Las Vegas Valley Water District Property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
East	Open Lands	RS20	Undeveloped

DRAFT

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.

The operation of the rock crushing facility will be temporary, as it will process materials coming out of a nearby subdivision along Star Hills Avenue on APN 176-36-801-008. This location is suitable for a rock crushing operation and is consistent with the Master Plan as a contributor to the economy of the area. The proposed uses will take place more than 1,000 feet from the nearest single-family homes located northwest and southeast of this site. Approval of this request also complies in part with Policy 5.1.6 for Outlying Communities of the Master Plan, to promote economic development goals, particularly where targeted industry needs (rock crushing) are better suited to locations within outlying communities. Staff finds the proposed uses will not have a substantial or undue adverse effect on adjacent properties and supports the request, subject to a 6 month time limit from the date of commencement to discontinue the uses.

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
- Rock crushing on the site to be discontinued 6 months after commencement unless an extension of time is granted;
- 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

DRAFT

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

Public Works - Development Review

- Comply with previously approved drainage study;
- Demonstrate legal access;
- Provide paved legal access.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND CACTUS, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD #165, LAS VEGAS, NV 89118

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0676

22A

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 11/10/26

Location: 9855 Gilespie Street, Las Vegas

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

https://clarkcountynv.gov/TABCACInformation

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

PLANNING COMMISSION (PC)

Date: 12/1/26 Time: 7:00 PM

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

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

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

~~Date:~~ Time: 9:00 AM

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

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

https://clarkcountynv.gov/agendas

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Revised 6/2/26

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-0012.00
ASSESSOR PARCEL #(s): 176-26-401-003 and -004

PROPERTY ADDRESS/ CROSS STREETS: North side of Cactus Ave at southwest corner of Rush Ave and Redwood St alignments

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for a temporary gravel pit.
Including rock crushing operation.

PROPERTY OWNER INFORMATION

NAME: Diamond Cactus LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

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

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

Property Owner (Signature)*	Darren C. Petersen, Manager Property Owner (Print)	7-6-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

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JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 15, 2026

VIA EMAIL

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

Re: Justification Letter – Special Use Permits for Temporary Gravel Pit and Rock Crushing Operation
Diamond Cactus, LLC
APNs: 176-26-401-003 and 004

To Whom It May Concern:

Please be advised, this Firm represents Diamond Cactus, LLC, (the "Applicant") in the above-referenced matter. The Applicant owns property located on the north side of Cactus Avenue and approximately 900-feet east of Rainbow Boulevard. The property is more particularly described as APNs: 176-26-401-003 & 004 (collectively the "Site"). The Site is planned Industrial Employment ("IE") and zoned Industrial Light ("IL"). The Applicant is requesting special use permits to allow a temporary gravel pit and rock crushing operation on the Site.

By way of background, on May 7, 2025, the Clark County Board of County Commissioners (the "BCC") approved UC-23-0859 allowing for the development of a 27-lot single-family residential development located on the north side of Starr Hills Avenue and approximately 110-feet west of Dalia Grove Street on property more particularly described as APN: 176-36-801-008 (the "Residential Development"). The Residential Development is anticipated to commence construction activities in the first half of 2026. Dirt, rocks, and other materials will be removed from the Residential Development. The Applicant proposes to deliver the materials to the Site for processing. The Site is approximately 1.7 miles from the Residential Development.

The materials will be processed into smaller usable aggregates such as Types I and II gravel. The processing of the materials will also allow for the sale of the mineral materials as required under the Sale of Mineral Material BLM contract.

To process the materials, the Applicant is requesting special use permits to allow for a temporary gravel pit and rock crushing operation on the Site. A special use permit for both a temporary gravel pit and rock crushing operation are appropriate for the following reasons:

- **Temporary Gravel Pit (Title 30.03.07(C)(1)(ii))**

- The Site is zoned IL.
- The Site is accessible from Torrey Pines Drive through the Rush Avenue alignment with a BLM right-of-way grant of easement.
- Portions of the Site are adjacent to the Union Pacific Railroad.
- The Site is surrounded by Bureau of Land Management ("BLM") property.

- **Rock Crushing (Title 30.03.07(C)(3))**

  - The Site is zoned IL.
  - The Site accessible from Torrey Pines through the Rush Avenue alignment with a BLM right-of-way grant of easement.
  - The rock crushing equipment is a minimum of 1,000-feet from an existing occupied residential dwelling.

Additionally, the temporary gravel pit and rock crushing uses are compatible with the area for the following reasons:

- Portions of the Site are adjacent to the Union Pacific Railroad.
- The Site is surrounded by BLM property on the north, east, and west. The BLM property is 130 acres.
- Immediately to the south of the Site is an additional 55-acre BLM parcel.
- The entire Union Pacific Railroad corridor between Blue Diamond to the north, Erie to the south, Rainbow to the west, and Jones to the west is planned BE. This comprises over 500 acres of properties planned for industrial uses.
- There is an existing Clark County Public Works facility to the north on 77.5 acres of property located at the northwest corner of Jones Boulevard and Pyle Avenue.

The Site is accessible from Torrey Pines. There will be a 24-foot-wide manual gate located at the entrance to the Site setback 18-feet from the property line. The conveyor and related equipment will be in the center of the Site. Employee parking will be located along the east property line. The projected maximum number of employees on the Site will be five (5).

The Site will operate Mondays thru Fridays between the hours of 7:00 AM and 5:00 PM with no nighttime operations. The operation will commence once construction commences for the Residential Development which will occur upon receiving grading permits approval. The noise levels generated by the operation will be within the limits of the Clark County noise ordinance. Additionally, the noise generated from the Site will be muffled by the existing traffic along Cactus Boulevard, a six (6) lane right-of-way, and train traffic occurring on the adjacent Union Pacific Railroad main line. The anticipated operation for the temporary gravel pit and rock crushing will last approximately 4 months from commencement.

The Site will comply with all regulations required by the Department of Air Quality and

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the Site will adhere to all dust control measures. Upon completion of the temporary gravel pit and rock crushing, the Site will be restored to Air Quality standards.

Therefore, the special use permits for a temporary gravel pit and rock crushing operation are compatible and appropriate. We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc