



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

February 25, 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
Kaushal Shah
Andy Toulouse

Barris Kaiser- Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for February 11, 2026. (For possible action)
- IV. Approval of the Agenda for February 25, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **PA-26-700001-ZHENG DA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action) **03/17/26 PC**
 - 2. **ZC-26-0038-ZHENG DA, LLC:**
ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action) **03/17/26 PC**
 - 3. **UC-26-0039-ZHENG DA, LLC:**
USE PERMIT for outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce street landscaping; **3)** reduce buffering and screening; **4)** modified residential adjacency standards; and **5)** alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action) **03/17/26 PC**
 - 4. **VS-26-0037-ZHENG DA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action) **03/17/26 PC**
 - 5. **PA-26-700002-REGIONAL MARYLAND, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action) **03/17/26 PC**

6. **ZC-26-0043-REGIONAL MARYLAND, LLC:**
ZONE CHANGE to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action) **03/17/26 PC**

7. **VS-26-0044-REGIONAL MARYLAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action) **03/17/26 PC**

8. **WS-26-0045-REGIONAL MARYLAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 46 lot single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

9. **PUD-26-0046-REGIONAL MARYLAND, LLC:**
PLANNED UNIT DEVELOPMENT for a 46 lot single-family residential attached development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

10. **TM-26-500010-REGIONAL MARYLAND, LLC:**
TENTATIVE MAP consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

11. **PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise. JJ/rk (For possible action) **03/17/26 PC**

12. **ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
ZONE CHANGES for the following: 1) reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise (description on file). JJ/rk (For possible action) **03/17/26 PC**

13. **VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action) **03/17/26 PC**

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

14. **WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**
15. **TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**
16. **VS-26-0066-MAVERIK INC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **03/17/26 PC**
17. **UC-26-0065-MAVERIK INC:**
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action) **03/17/26 PC**
18. **WS-26-0064-LINDQUIST, PAUL & KAREN REVOCABLE TRUST & LINDQUIST, PAUL A. & KAREN TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduced building separation for accessory structures in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Schirlls Street and north of Badura Avenue within Enterprise. MN/rp/cv (For possible action) **03/17/26 PC**
19. **SDR-26-0067-LV BLUE RAINBOW, LLC:**
SIGN DESIGN REVIEWS for the following: 1) proposed wall signs; and 2) modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue (alignment) within Enterprise. JJ/dd/cv (For possible action) **03/18/26 BCC**
20. **WS-26-0033-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action) **03/18/26 BCC**

21. **TM-26-500005-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action) **03/18/26 BCC**

22. **WS-26-0061-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; and 5) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action) **03/18/26 BCC**

23. **TM-26-500012-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action) **03/18/26 BCC**

24. **WS-26-0060-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and west of Arville Street within Enterprise. MN/jud/cv (For possible action) **03/18/26 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: March 11, 2026.

X. Adjournment.

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



Enterprise Town Advisory Board

February 11, 2026

MINUTES

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

Romeo Gumarang, 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 January 28, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 28, 2026.

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

IV. Approval of Agenda for February 11, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning & Zoning

1. **VS-26-0014-S C CACTUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Las Vegas Boulevard South and Cactus Avenue and Erie Avenue (alignment) within Enterprise (description on file). MN/nai/kh (For possible action) **03/03/26 PC**

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

2. **ET-26-400001 (ZC-23-0745)-LV ERIE, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** mini-warehouse; **2)** convenience store; **3)** gasoline station; and **4)** vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height; **2)** off-site improvements; **3)** non-standard improvements in the right-of-way; **4)** eliminate sidewalk and alternative landscaping; **5)** allow modified driveway design standards; and **6)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** mini-warehouse; **2)** convenience store; **3)** gasoline station; **4)** vehicle wash; and **5)** finished grade on 3.53 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action) **03/04/26 BCC**

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

3. **ET-26-400002 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:**
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: **1)** proposed residential condominium development; and **2)** finished grade. Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise. MN/rp/kh (For possible action) **03/04/26 BCC**

Motion by Chris Caluya
Action: **APPROVE**.
CHANGE: Comprehensive Planning bullet #1 to read:

- Until January 3, 2027, to commence

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

4. **WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; and 2) reduce departure distance.
DESIGN REVIEW for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action) **03/04/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-1) / NAY -Kaiser

VII. General Business:

1. None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be February 25, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 6:54 p.m.
Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700001-ZHENG DA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc
(For possible action)

RELATED INFORMATION:

APN:
177-18-401-001

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

PROPOSED LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the Corridor Mixed-Use (CM) land use category is appropriate since the need for additional retail services is prevalent in the area due to the increase in the number of single-family and multi-family homes in the vicinity.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	A use permit for a restaurant & supper club with on-premises consumption of alcohol – expired	Approved by BCC	August 2019
UC-0802-15	A use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center – expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Hospital & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ZC-26-0038	A zone change to reclassify the site from H-2 & RS20 to CG is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail center is a companion item on this agenda.
VS-26-0037	A vacation and abandonment for a portion of right-of-way and patent easements 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

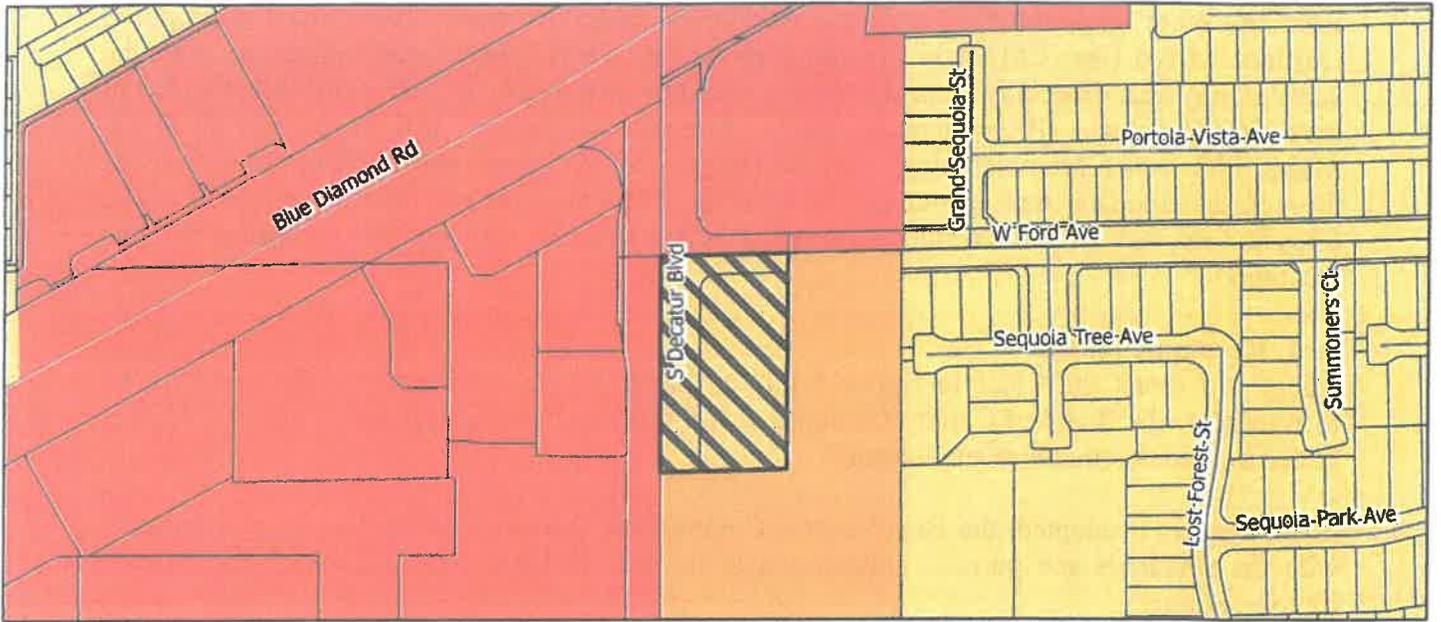
The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on 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 Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

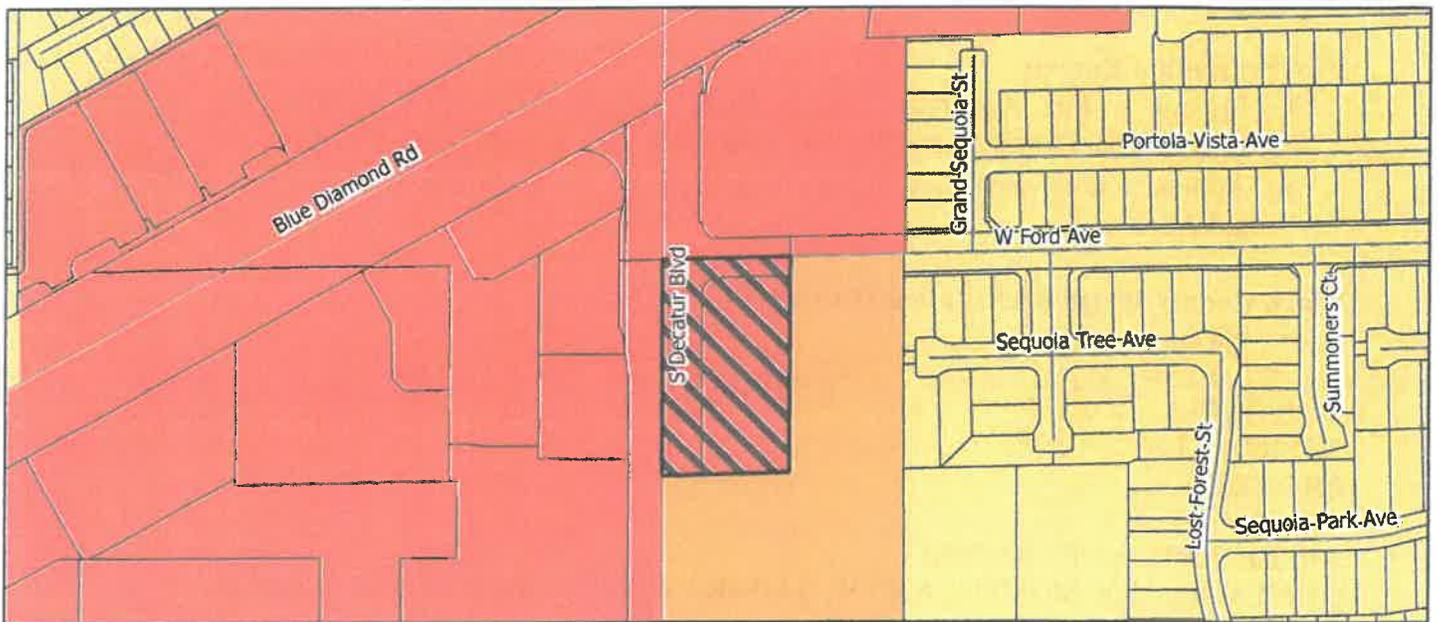
The current Mid-Intensity Suburban Neighborhood (MN) land use category on the site is isolated from other single-family residential developments, as the abutting properties to the north and west are developed with commercial uses and planned for Corridor Mixed-Use (CM) and zoned

Planned Land Use Amendment **DRAFT**

PA-26-700001



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.

Commercial General. The properties to the south and east are zoned RM32 and separate the site from the other single-family residential developments farther east. Therefore, the proposed Corridor Mixed-Use (CM) land use category on the site is much more compatible with the surrounding area, especially since the site is located on an arterial street (Decatur Boulevard) and near a state highway (Blue Diamond Road). The request complies with Policy EN-1.1 of the Master Plan which promotes preserving the integrity of contiguous and uniform neighborhoods through development that encourages compatible infill development. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 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 Statute

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOE MOMENI

CONTACT: MOE MOMENI, 8360 W. SAHARA AVENUE, LAS VEGAS, NV 89117



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): **PA-26-700001**

1A

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

TAB/CAC: **Enterprise TAB 6:00 pm**

Date: **02/25/26**

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: **03/17/26**

Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: **04/22/26**

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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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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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

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Goodsprings Community Center
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INDIAN SPRINGS

Jami Reid
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Indian Springs Civic Center
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1650 S. Hollywood, Las Vegas

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100916
ASSESSOR PARCEL #(s): 177-18-401-001

PROPERTY ADDRESS/ CROSS STREETS: 8734 S DECATUR BLVD, LAS VEGAS NV 89139 *

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment (MN to CM), Zone change (RS20 to CG), design review (retail center), waiver of development standards (reduce street landscaping width) vacation and abandonment (patent easements and right of way) and administrative zoning compliance (modify intense buffer: reduce buffer width and allow a single row of trees) and (alternative residential adjacency standards: location for parking and drive aisles) for retail plaza. vacate patent easement.

PROPERTY OWNER INFORMATION

NAME: ZHENG DA LLC
ADDRESS: 2563 Red Arrow Dr.
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: _____ CELL 702-883-1998

APPLICANT INFORMATION (information must match online application)

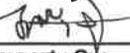
NAME: Moe Momeni
ADDRESS: 8360 w Sahara Ave.
CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
TELEPHONE: (702) 902-2444 CELL (702) 308-2307 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Moe Momeni
ADDRESS: 8360 w Sahara Ave.
CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
TELEPHONE: (702) 902-2444 CELL (702) 308-2307 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.

Signed by: 

Property Owner (Signature)*

ZHIGANG WANG

Property Owner (Print)

10/16/2025

Date

August 21, 2025

APR 24 100140

Re: Master Plan Amendment

To whom it may concern,

Please find attached the attached Master Plan Amendment application and design package for the above referenced project.

We are proposing a new Retail Plaza at the corner of Decatur Boulevard and Ford Avenue of 7,240 square feet. The current Land use is MN, and the proposed Land use is Corridor Mixed Use (CM).

As Las Vegas continues to develop the nearby surrounding area with single family homes and multi-family homes the need for additional retail services is prevalent. This change in land use would support the comprehensive master plan amendment of placing retail across from an existing fitness center and retail in lieu of residences providing convenience. After meeting with Commissioner Jones earlier in the year, he agreed that this application had merit for submittal.

We ask respectfully for your approval of the Master Plan Amendment.

Sincerely,
Momeni Engineers, LLC.



Moe Momeni, P.E., S.E.
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0038-ZHENG DA, LLC:

ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-18-401-001

PROPOSED LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that Commercial General zoning is appropriate since the need for additional retail services is prevalent in the area due to the increase in the number of single-family and multi-family homes in the vicinity.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	Use permit for a restaurant and supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-0802-15	Use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Hospital & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
PA-26-700001	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail center is a companion item on this agenda.
VS-26-0037	A vacation and abandonment for a portion of right-of-way and patent easements 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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for Commercial General zoning is appropriate and compatible with the surrounding area. The abutting properties to the north and west are developed with commercial uses and are zoned Commercial General. Furthermore, the site is located on an arterial street (Decatur Boulevard) and near a state highway (Blue Diamond Road) which are major streets conducive for commercial development. The Board of County Commissioners has also approved use permits (UC-19-0460 and UC-0802-15) for commercial developments on the site in the past, although such use permits are now expired. The request complies with Policy EN-1.1 of the Master Plan which promotes preserving the integrity of contiguous and uniform neighborhoods through development that encourages compatible in-fill development. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Department of Aviation

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

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0240-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOE MOMENI

CONTACT: MOE MOMENI, 8360 W. SAHARA AVENUE, LAS VEGAS, NV 89117

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

2A

APPLICATION NUMBER(s): ZC-26-0038

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: 02/25/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 03/17/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 04/22/26 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.

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3130 S. McLeod, Las Vegas

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100916
 ASSESSOR PARCEL #(s): 177-18-401-001
 PROPERTY ADDRESS/ CROSS STREETS: 8734 S DECATUR BLVD, LAS VEGAS NV 89139 *

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment (MN to CM), Zone change (RS20 to CG), design review (retail center), waiver of development standards (reduce street landscaping width) vacation and abandonment (patent easements and right of way) and administrative zoning compliance (modify intense buffer: reduce buffer width and allow a single row of trees) and (alternative residential adjacency standards: location for parking and drive aisles) for retail plaza. vacate patent easement.

PROPERTY OWNER INFORMATION

NAME: ZHENG DA LLC
 ADDRESS: 2563 Red Arrow Dr.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
 TELEPHONE: _____ CELL 702-883-1998

APPLICANT INFORMATION (information must match online application)

NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 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.

Signed by: [Signature]
 Property Owner (Signature)*

ZHIGANG WANG
 Property Owner (Print)

10/16/2025
 Date

August 21, 2025

APR 24 100140

Re: Decatur Blvd. and Ford Avenue_ Zone Change

To whom it may concern,

Please find attached the attached Zone Change design review package for a Retail Plaza at the corner of Decatur Boulevard and Ford Avenue. The current zoning is RS20 and H-2 and the proposed zoning is Commercial General (CG), commercial general use.

The zone change is requested to provide the nearby surrounding area of single-family home and multi-family homes the convenience of additional retail resources.

After meeting with Commissioner Jones, he agreed that this application had merit for submittal.

The convenience of this corner retail would complement the surrounding area and its viability for access from the main arterial of Blue Diamond.

We ask respectfully for your approval of these requests.

Sincerely,
Momeni Engineers, LLC.



Moe Momeni, P.E., S.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0039-ZHENG DA, LLC:

USE PERMIT for outdoor dining, drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-18-401-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the street side setbacks for a trash enclosure to 5.5 feet where 10 feet is required per Section 30.02.14B (a 45% reduction).
2. Reduce the width of the street landscaping along Ford Avenue to 5.5 feet where 10 feet is required behind a proposed attached sidewalk per Section 30.04.01D (a 45% reduction).
3.
 - a. Reduce the width of the landscape buffer along the east property line to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
 - b. Allow the landscape buffer along the east property line to consist of a single row of evergreen trees where a double row of offset evergreen trees is required per Section 30.04.02C.
 - c. Allow the landscape buffer along the south property line to consist of a single row of evergreen trees where a double row of offset evergreen trees is required per Section 30.04.02C.
4.
 - a. Allow high activity areas of development along the east property line adjacent to areas subject to residential adjacency without additional landscaping and/or screening where required per Section 30.04.06G.
 - b. Allow parking areas to be within 30 feet of a residential district where not allowed per Section 30.04.06L.
5.
 - a. Reduce the approach distance from the driveway along Decatur Boulevard to the intersection of Decatur Boulevard and Ford Avenue to 75 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Reduce the departure distance from the intersection of Decatur Boulevard and Ford Avenue to the driveway along Ford Avenue to 34 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

- c. Reduce the throat depth of the driveway along Decatur Boulevard to 8.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 66% reduction).
- d. Reduce the throat depth of the driveway along Ford Avenue to 5.75 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

**PROPOSED LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Project Type: Commercial building with outdoor dining
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 7,240
- Parking Required/Provided: 27/38
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a currently undeveloped site located at the southeast corner of Decatur Boulevard and Ford Avenue. The plans show the site is proposed to be developed with a 7,240 square foot retail and restaurant building oriented north-to-south in the southeast portion of the site. The building is rectangular in shape and will be set back 34.5 feet from the south property line, 14 feet from the east property line, 82.5 feet from Decatur Boulevard, and 88 feet from Ford Avenue. The plans also show a 193 square foot outdoor dining space located along the southwest corner of the building. The outdoor dining space is set back 33 feet from the east property line and 25 feet from the south property line, necessitating a use permit. The site will be accessed by two, 35 foot wide commercial driveways, 1 located centrally on the Decatur Avenue frontage and another driveway located in the northeast corner of the site along Ford Avenue. A trash enclosure is located approximately 66 feet from the east property line, to the west side of the driveway along Ford Avenue. This enclosure is located 5.5 feet from the north property line, where 10 feet is required. Parking stalls and drive aisles are provided to the north and west of the proposed building. A total of 27 parking spaces are required with a total of 38 parking spaces being provided, inclusive of 3 ADA spaces and 4 EV installed charging spaces. These parking spaces and drive aisles are situated approximately 15 feet from the residential property to the east and south, where at least 30 feet is required.

Landscaping

The landscaping plans provided show a combination of street, parking lot, and buffering landscaping will be provided. Along Decatur Boulevard, landscaping area consisting of two, 5 foot wide landscaping strips on each side of a detached sidewalk will be provided. Within these landscaping strips, large trees are provided every 20 feet to 30 feet, staggered where possible. A total of 10 large trees are provided along Decatur Boulevard where 8 trees are required. Along Ford Avenue, a 20 foot wide landscape strip is provided behind an attached sidewalk, except for

a 5.5 foot wide portion just to the west of the Ford Avenue driveway, where the proposed trash enclosure is located. Within this landscaping strip, 3 large trees are provided at the ends of the strip, where 3 large trees are required, with the central portion containing a scattered set of shrubs only.

Within the parking lot, landscaping is provided consisting of landscaping finger islands every 3 to 6 spaces with large trees and a variety of shrub species. A total of 7 parking lot trees are required with 11 trees being provided.

Along the south and west property lines of the site, buffering and screening consists of a 10 foot and 15 foot wide landscape strips, respectively, with an associated 8 foot tall decorative wall. A single row of evergreen trees is provided every 10 feet along the entire length of both property lines. A waiver of development standards is required, however, as a 15 foot wide landscaping strip is required along the east property line, and a double row of staggered tree is required along both east and south property lines.

Elevations

The elevations show the proposed building will be a typical commercial building, rising to a maximum height of 27.5 feet. The building will consist primarily of an ivory-colored stucco with brown brick horizontal accents and white stone block running along the base of the building. Gray colored, foam crown molding will be provided along the roof line with additional grey colored foam stucco decorative band running horizontally through the middle of all 4 façades. Black light fixtures are also placed about 9 feet high on each vertical brick accent wall. Parapet walls are also provided along the front/west façade to break up the roof line and delineate the storefronts. Access to the building is provided primarily on the west side of the building through conventional aluminum storefront window/door systems that are shaded with beige colored metal awnings. Hollow metal doors are provided along the east façade for emergency access with additional storefront window/doors systems provided on the north and south façades. A brown-painted wood lattice will be provided on the south façade to cover the proposed outdoor dining area.

Floor Plans

The floor plans depict the interior of the building will contain 7,240 square feet with 6 total suites. The northern 5 suites have been designed for retail and range in size from 1,120 square feet up to 1,260 square feet. The southernmost suite is designated as a restaurant suite containing 1,240 square feet with a 193 square foot outdoor dining area. Each suite is shown as a tenant shell.

Applicant's Justification

In terms of the waivers for approach and departure distance, the current driveway locations allow for better visibility of the site and the compact nature of the site limits the distance driveways to be set back from the intersection. Additionally, the request to reduce the width of the landscape buffer and street landscaping strip is justified as the site is relatively compact and there are limited spaces for all requirements and structures.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	A use permit for a restaurant & supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-15-0802	A use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Hospital & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
PA-26-700001	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-26-0038	A zone change from H-2 & RS20 to CG is a companion item on this agenda.
VS-26-0037	A vacation and abandonment for a portion of right-of-way and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
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 purpose of evaluating outdoor dining establishments, when the proposed location is less than 200 feet away from residential properties, is to assure the proposed outdoor dining establishment

will not negatively impact the surrounding area with noise, odors, or visual impacts. In this case, the proposed outdoor dining establishment is less than 200 square feet and will be buffered by an 8 foot wall and a dense row of trees. With that said, staff finds the site could be designed with a landscape buffer per Title 30 standards. Reducing the landscape buffer width will diminish its effectiveness in mitigating noise, odor, and visual impacts from the outdoor dining use on adjacent residential properties. For these reasons, staff cannot support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The purpose of reviewing both reduced street landscaping width and structure setbacks is to assure sufficient space is being given to required plants and to assure structures are being arranged on site in a manner that reduces building mass along streets. In this case, the placement of the required trash enclosure 5.5 feet from the back of the attached sidewalk within the required landscape area represents a significant reduction in both building setbacks and landscaping area. The placement of the trash enclosure in the landscaping area has resulted in a significant decrease in vegetation along Ford Avenue. Given the moderate heat vulnerability of the area, this reduction of plant life along Ford Avenue would represent a detriment to the area. Additionally, while the trash enclosure will match the primary building, these structures tend to produce odors and noise that would deter pedestrian activity in the area. Finally, since there are other areas the trash enclosure could be placed to reduce or even eliminate these waivers, staff cannot support these requests.

Waiver of Development Standards #3

Screening and buffering landscaping located between commercial and residential developments and properties is essential due to the impact that higher intensity commercial developments can have on lower intensity residential developments. In this case, the buffer width is being reduced, and the arrangement of the landscaping is being modified to be in a single dense row. While this arrangement may have a similar effect to a regulation buffer, the issue with the proposed configuration is that the reduced width and single row of trees may produce a crowding effect within the buffer result in less healthy trees and with a less dense canopy. As a result, this would reduce the effectiveness of the buffering to reduce noise, odor, and visual impacts. For these reasons, staff is unable to support this request.

Waiver of Development Standards #4

The purpose of requiring parking spaces and drive aisles to be separated or buffered from adjacent residential properties is to reduce the noise, light, and odor impacts that can come from moving, stopped, and idling cars. In this case, the applicant has provided a 15 foot separation combined with a single, dense row of trees, and an 8 foot wall. Staff finds the shape and size of

the property significantly limit the location of parking and drive aisle areas resulting in a few options that would meet the requirements of Code. Given there is an 8 foot wall and landscaping located between the parking spaces and drive aisles and the adjacent residential property, staff could support this request; However, since staff is not supporting the design review, staff is unable to 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 proposed retail and restaurant building is modern and attractive in nature with varying roof treatments, brick and stone accenting, and shading of the storefront areas. The parking area has been designated in a manner consistent with the size and shape of the subject site with enough parking spaces being provided. Landscaping within the parking area is provided per Code and street landscaping along Decatur Boulevard is design and provided in a manner that will help to reduce the heat island effect. Staff also finds the proposed development will support Clark County Master Plan Policies 5.1.3 and 5.5.3 by supporting the development of areas for local and small businesses in designated areas.

With that said, staff finds the proposed design of the landscaping area along Ford Avenue and the trash enclosure are not consistent with Title 30 requirements and would not serve to improve the site or the surrounding area by increasing the heat island effect and potent odors along the street. Additionally, staff finds, while the proposed buffering and screening area should create a decent screening effect, the design of this area will result in the overcrowding of plants that will ultimately reduce the effectiveness of the buffer. Reducing the landscape buffer width will diminish its effectiveness in mitigating noise, odor, and visual impacts from the outdoor dining use on adjacent residential properties. The design of the site, while described as compact by the applicant, is only compact due to the design choices made on the site. Staff finds design choices such as reducing building size, subsequently reducing the number of parking spaces, and the better placement of the trash enclosure could allow the site to be more in compliance with Title 30 regulations. Ultimately, staff finds the proposed development will not support Master Plan Policies 1.3.5, 1.4.1, and 1.4.5 and Enterprise Specific Policy EN-1.1, which all support neighborhood livability by developing healthy streetscape, increasing tree canopy coverage, and support appropriate and sufficient transitions between differing uses. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5a & #5b

Staff cannot support the reduction of the departure or the approach distances along Decatur Boulevard and Ford Avenue. Staff has concerns with the traffic coming off of Decatur Boulevard as well as the residential traffic to the east and south being in conflict with movements from both of the commercial driveways.

Waiver of Development Standards #5c & #5d

The reduction in throat depth combined with the request in Waiver #5a and #5b, further reduces the safety of vehicles entering and exiting the site. The reduced throat depth is excessive and will compound the impact of the commercial driveways, causing stacking of vehicles in the right-of-way, especially with the location of the parking adjacent to the driveway. Therefore, staff cannot 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.

Staff Recommendation

Denial. If approved, this item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 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

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 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Applicant to remove parking spaces facing the driveways on Ford Avenue and Decatur Boulevard;

- 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;
- 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.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0240-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOE MOMENI

CONTACT: MOE MOMENI, 8360 W. SAHARA AVE., LAS VEGAS, NV 89117

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): **UC-26-0039**

3A

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

TAB/CAC: **Enterprise TAB 6:00 pm**

Date: **02/25/26**

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: **03/17/26**

Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: **04/22/26**

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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) 443-8878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100916
 ASSESSOR PARCEL #(s): 177-18-401-001
 PROPERTY ADDRESS/ CROSS STREETS: 8734 S DECATUR BLVD, LAS VEGAS NV 89139 *

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment (MN to CM), Zone change (RS20 to CG), design review (retail center), waiver of development standards (reduce street landscaping width) vacation and abandonment (patent easements and right of way) and administrative zoning compliance (modify intense buffer: reduce buffer width and allow a single row of trees) and (alternative residential adjacency standards: location for parking and drive aisles) for retail plaza. vacate patent easement.

PROPERTY OWNER INFORMATION

NAME: ZHENG DA LLC
 ADDRESS: 2563 Red Arrow Dr.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
 TELEPHONE: _____ CELL 702-883-1998

APPLICANT INFORMATION (information must match online application)

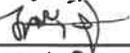
NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 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.

Signed by: 

 Property Owner (Signature)*

ZHIGANG WANG

 Property Owner (Print)

10/16/2025

 Date

January 13, 2026

APR 24 100140

Re: Decatur Blvd. and Ford Avenue_ Use Permit / Design Review Justification

To whom it may concern,

Please find attached the Use Permit design and waiver of development standards package for a Retail Plaza at the corner of Decatur Boulevard and Ford Avenue.

The waiver of standards is requested to allow a retail plaza with an outdoor dining area at the South corner of the building/property. Maintaining the use of the CG district per Title 30 to accommodate traditional, auto oriented commercial uses allows the transition over time to a mix of commercial, retail, and mixed uses. While Title 30 requires a reduced amount of parking spaces (we exceed the parking requirement by 15%) the Owner has provided (4) four future EV capable spaces to accommodate the use to not have to decrease the parking quantity for the plaza users.

An additional waiver of development standards is requested for the approach and departure distances and throat depths for a commercial driveway. The Owner feels that the current entry/exit area provides more exposure for site access along Decatur Blvd., although the distance on the Ford Avenue side cannot be met due to the compact site. Nevertheless, we request to reduce the departure distance to 34 feet where a minimum of 190 feet is required and to reduce the approach distance to 75 feet where a minimum of 150 feet is required. The throat depths do not meet the minimum standard of 25 feet due to the compact site. The Decatur Blvd. entry/exit is 8'-6" and Ford Avenue is 5'-9".

The setbacks have been met, and additional trees have been placed for a dense buffer between the existing residences and the retail plaza. The waiver of development standards includes an intense landscape buffer to the eastern and southern property lines that abut the adjacent properties. Although the buffer is intense, we would prefer to reduce the width to 10'-0" and a single row of trees due to the limited site area. We will be raising both perimeter walls by 2'-0" for a final wall height of 8'-0" throughout.

A waiver for the landscaping width along Ford Avenue is requested because it has been decreased due to the trash enclosure location. The trash enclosure along Ford Avenue is 5'-6" from the pedestrian sidewalk due to the size limitations of the site in lieu of 20' as required per Title 30.

A use permit is also requested for the outdoor dining space at the south end of the building away from the site corner.

The benefit of this corner retail would complement the surrounding area and its viability for access from the main arterial of Blue Diamond linking the economic growth.

We ask respectfully for your approval of the use permit and waiver of standards requests as more than the minimum 7 required sustainability points have been met to strengthen the neighborhood.

Sincerely,
Momeni Engineers, LLC.

A handwritten signature in black ink, appearing to read "Moe Momeni".

Moe Momeni, P.E., S.E.
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0037-ZHENG DA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
 177-18-401-001

PROPOSED LAND USE PLAN:
 ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements located within the subject site. Additionally, the plans depict the vacation and abandonment of a portion of Decatur Boulevard located along the western portion of the subject site. The patent easements are being requested to be vacated as they are no longer needed for the development of roads or utilities, and the right-of-way is being requested to be vacated to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	A use permit for a restaurant & supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-15-0802	A use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Hospital & medical office development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
PA-26-700001	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-26-0038	A zone change from H-2 & RS20 to CG is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail and restaurant building with outdoor dining 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 April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

- Drainage study and compliance;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOE MOMENI

CONTACT: MOE MOMENI, 8360 W. SAHARA AVE., LAS VEGAS, NV 89117



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): **VS-26-0037**

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

TAB/CAC: **Enterprise TAB 6:00 pm**

Date: **02/25/26**

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: **03/17/26**

Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: **04/22/26**

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:

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

LOWER KYLE CANYON

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MOAPA VALLEY

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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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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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14 Cottonwood Dr., Blue Diamond

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200 Michael Wendell Way, Searchlight

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100916
 ASSESSOR PARCEL #(s): 177-18-401-001
 PROPERTY ADDRESS/ CROSS STREETS: 8734 S DECATUR BLVD, LAS VEGAS NV 89139 *

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment (MN to CM), Zone change (RS20 to CG), design review (retail center), waiver of development standards (reduce street landscaping width) vacation and abandonment (patent easements and right of way) and administrative zoning compliance (modify intense buffer: reduce buffer width and allow a single row of trees) and (alternative residential adjacency standards: location for parking and drive aisles) for retail plaza. vacate patent easement.

PROPERTY OWNER INFORMATION

NAME: ZHENG DA LLC
 ADDRESS: 2563 Red Arrow Dr.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
 TELEPHONE: _____ CELL 702-883-1998

APPLICANT INFORMATION (information must match online application)

NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Moe Momeni
 ADDRESS: 8360 W Sahara Ave.
 CITY: Las Vegas STATE: Nevada ZIP CODE: 89117
 TELEPHONE: (702) 902-2444 CELL (702) 308-2307 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.

Signed by: ZHIGANG WANG 10/16/2025
 Property Owner (Signature)* Property Owner (Print) Date

August 21, 2025

APR 24 100140

Re: Decatur Blvd. and Ford Avenue_ Vacation of ROW & Patent Easement

To whom it may concern,

Please find attached the Vacation and design package for a Retail Plaza at the corner of Decatur Boulevard and Ford Avenue (7,240 square feet).

Part of the vacation is the relinquishment of the patent easements of interest to Clark County. This is required for the patent easement at the property; refer to notation on C-1. Ford Avenue has 33' patent easement and we will be vacating a 3' wide strip. The vacation along Decatur Blvd. is 5'-0' where an existing 55' Public ROW already exists.

We ask respectfully for your approval of these matters.

Sincerely,
Momeni Engineers, LLC.



Moe Momeni, P.E., S.E.
Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700002-REGIONAL MARYLAND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres.

Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:
 177-34-501-002

EXISTING LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Compact Neighborhood (CN) land use category is appropriate since it will encourage infill development in the area and allow for the provision of diverse housing types.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential (townhomes)
East	City of Henderson	CC	Convenience store with gas pumps

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 is a companion item on this agenda.
PUD-26-0046	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
VS-26-0044	A vacation and abandonment for portions of right-of-way and government patent easements is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family attached residential subdivision (townhomes) 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 Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The proposed Compact Neighborhood (CN) land use category will

match the adjacent subdivisions to the west and south which are also planned for Compact Neighborhood (CN) uses. The abutting properties to the north and the adjacent properties to the west and south are developed with small lot, cluster home developments and/or townhomes which are consistent with the intended uses for the Compact Neighborhood (CN) land use category that is proposed for this site. Increased density is also more appropriate for a location at the intersection of 2 arterial streets (Maryland Parkway & Cactus Avenue). The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMANDA WILLIAMS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

Planned Land Use Amendment PA-26-700002

DRAFT



Current



Requested

-  Requested Area To Change
-  Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044; WS-26-0045; PUD-26-0046;
TM-26-500010

5A

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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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Jeri Pinkerton, Secretary
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Indian Springs Civic Center
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Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762
ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND L L C
ADDRESS: 6676 E Mosa Vista Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC c/o Amanda Williams
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-236-3530 CELL 702-236-3530 ACCELA REFERENCE CONTACT ID # 320852

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-586-9296 CELL _____ ACCELA REFERENCE CONTACT ID # 166380

*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)

MING SZE

Property Owner (Print)

11/13/2025

Date

October 31, 2025



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.: Cactus and Maryland
Land Use Justification Letter
in support of a Master Plan Amendment
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Master Plan Amendment application for the subject property. The applicant will also be applying for a Waiver of Standards, Planned Unit Development, Re-Zone, Tentative Map and Vacation as companion items. Cactus and Maryland will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site for a density of 11.73 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 3.92 acres (after 5-foot vacation of the exterior ROWs) and is generally located at the southwest corner of the intersection of Cactus Avenue and Maryland Parkway. The project site is located in a portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APN: 177-34-501-002.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North across the Cactus Avenue 100-foot right-of-way by existing residential properties zoned as RS2 and RM18 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and Compact Neighborhood (CN), respectively. The project is bounded to the West by existing residential properties zoned as RS3.3 with a land use designation of CN and to the South by existing triplexes zoned as RM18 with a land use designation of CN. The project site is bounded to the East across the Maryland Parkway 100-foot right-of-way by existing commercial development zoned as City of Henderson Community Commercial with a land use designation of Employment Center.

Master Plan Amendment

The applicant is respectfully requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) for the subject parcel in support of the proposed residential development. Please note a separate Re-Zone will be processed concurrently to change the existing zoning designation from RS20 to RM18 to allow for development of the currently proposed townhome community.

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Goal 1.1 Policy 1.1.1: Mix of Housing Types: *Encourage the provision of diverse housing types at varied densities and in numerous locations.*

Said policy specifically encourages development of townhomes as a fulfillment of this policy. The proposed townhomes will range in livable square footage from 1,235 square feet to 2,050 square feet. The project will offer homes for first time buyers and will provide an alternative to traditional single family detached product.

Goal 1.4 Policy 1.4.4: Infill and Redevelopment: *Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scan and intensity of the surrounding area.*

Development of the proposed townhomes will help reduce the number of infill parcels within this neighborhood.

Enterprise Goal EN-2 Policy EN-2.1: Public Facilities Needs Assessment: *Require new development to contribute proportionally towards the provision of necessary public infrastructure in accordance with the PFNA.*

The current Re-zone request will most likely be assessed a PFNA fee.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0043-REGIONAL MARYLAND, LLC:

ZONE CHANGE to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-34-501-002

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for RM18 zoning is compatible with the surrounding area and will match the RM18 zoning of the adjacent residential development to the south.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential (townhomes)
East	City of Henderson	CC	Convenience store with gas pumps
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
PUD-26-0046	A planned unit development for a single-family attached residential development (townhomes) is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
VS-26-0044	A vacation and abandonment for portions of right-of-way and government patent easements is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family attached residential subdivision (townhomes) 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 RM18 zoning is compatible with the surrounding area. The adjacent residential development to the south is zoned RM18, with other residential developments to the northwest and northeast also zoned RM18. Although the adjacent single-family residential development to the west is zoned RS3.3, that development was developed as a PUD with much smaller lots than what RS3.3 normally requires. Those lots are probably more comparable to what is found in an RS2 or RM18 single-family residential development. The higher density that the proposed RM18 zoning allows on the site is more appropriate for a site located at the intersection of 2 arterial streets (Maryland Parkway and Cactus Avenue). The request complies with Policy 1.11 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for RM18 zoning is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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 April 22, 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; and 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 funds will not be available in the future should the residents wish to have their homes 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 #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMANDA WILLIAMS

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044; WS-26-0045; PUD-26-0046; TM-26-500010

6A

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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Please Note:

- All meetings are mandatory for ALL applications.
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- 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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- 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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Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
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GOODSPRINGS

Jeri Pinkerton, Secretary
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375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
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Regional Government Center
101 Civic Way, Laughlin

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Mtn. Crest Neighborhood Services Center
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Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762

ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND L L C

ADDRESS: 8676 E Mesa Vista Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC c/o Amanda Williams

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-236-3530

CELL 702-236-3530

ACCELA REFERENCE CONTACT ID # 320862

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-586-9296

CELL _____

ACCELA REFERENCE CONTACT ID # 166380

*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

October 31, 2025



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.: Cactus and Maryland
Land Use Justification Letter
in support of a Planned Unit Development
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Planned Unit Development for the subject property. The applicant will also be applying for a Waiver of Standards, Master Plan Amendment, Re-Zone, Tentative Map and Vacation as companion items. Cactus and Maryland will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site for a density of 11.73 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Re-Zone: RS20 to RM18 (Per separate application)
Master Plan
Amendment: NC to CN (Per separate application)
Vacation: ROW/Patent Easements (Per separate application)
PUD:

1. Modified Setbacks from RM18 (RS2) requirements. See *Setbacks/Separations below*
2. Decrease Minimum Lot Size from 1,800 sf to 1,707 square feet.
3. Reduced 15-foot Perimeter Landscape Buffer to the end of stub streets to 11 feet.
4. Allow 15' Perimeter Buffering to consist of 11-feet of landscaping with a 4-foot sidewalk where 15-feet of landscaping is required *Title 30.04.02.C.1.i*
5. Allow existing 6-foot wall CMU screen where an 8-foot decorative screen wall is required *Title 30.04.02.C.1.i*

Waiver of Standards (Public Works per separate application):

1. Reduce distance from property line to driveway to 2 feet where 6 feet is required per *Uniform Standard Drawing 222* (66.6% reduction)
2. Reduce the internal street back of curb radii to 12 feet where 20 feet is required per *Uniform Standard Drawing 201* (40% reduction)
3. Reduce distance from onsite curb return to driveway to 3 feet where 12 feet is required per *Uniform Standard Drawing 222* (75% reduction) for Lots 23, 32, 33 and 40
4. Allow Street B and Street C to exceed 6 dwelling units on a street less than 150 feet per Title 30.04.08 (E)(3) of the Clark County Development Code (Title 30)

Project Description

The project consists entirely of 3.92 acres (after 5-foot vacation of the exterior ROWs) and is generally located at the southwest corner of the intersection of Cactus Avenue and Maryland Parkway. The project site is located in a portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APN: 177-34-501-002.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North across the Cactus Avenue 100-foot right-of-way by existing residential properties zoned as RS2 and RM18 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and Compact Neighborhood (CN), respectively. The project is bounded to the West by existing residential properties zoned as RS3.3 with a land use designation of CN and to the South by existing triplexes zoned as RM18 with a land use designation of CN. The project site is bounded to the East across the Maryland Parkway 100-foot right-of-way by existing commercial development zoned as City of Henderson Community Commercial with a land use designation of Employment Center.

Planned Unit Development

Cactus and Maryland will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site for a density of 11.73 residential lots per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the proposed RM18 zoning within *Clark County Title 30.02.09*.

The PUD will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing triplex community (zoned RM18) to the south of the project site, as well as an existing residential subdivision zoned as RS3.3 to the west. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. Lots within the project site range in size from 1,707 square feet to 2,624 square feet with an average lot size of 1,903 square feet. One PUD request (**PUD Standard #2**)

is to allow a minimum of 1,707 square feet in lieu of the minimum 1,800 square feet is being requested at this time.

Setbacks/Separations

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD (PUD Standard #1). :

- Front (Garage) Setback: 20 feet to private street
- Front (2nd Floor Living) Setback: 19 feet from living area to private street
- Rear Living Setback: 4 feet to Common Element
- Rear Porch/Patio Setback: 2 feet to Common Element (leading edge)
- Side Setback: 0 feet between units
- Corner Setback: 10 feet to private street

The setbacks required are conducive within a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 92 garage spaces (2 spaces per each of the proposed 46 Units)
Visitor Parking: 10 spaces (1 space per every 5 Units)
Cumulative Spaces: 102 spaces

The current project site provides 92 garage spaces and 12 off-street parking spaces for a cumulative 104 spaces to meet the necessary parking requirement for the project site.

Open Space and Pedestrian Circulation

The landscape plan provided depicts one amenity areas within Common Element C in the northeast portion of the project site. Each rear elevation will face a minimum 12-foot wide common element. All of landscaping within the project site (both in the common elements and the yard areas) will be maintained by the homeowner’s association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed four-foot wide sidewalks throughout the community. The minimum open space required for the project is 5,520 square feet. There is 8,296 square feet of useable open space as depicted as “Useable OS” on the Site Plan.

Floor Plans and Elevations

The developer is proposing three (3) different townhome buildings: one 6-Plex, one 5-Plex and one 4-Plex. The proposed two-story homes will range in livable square footage from 1,485 square feet to 1,851 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation

materials consist of stucco finished walls and concrete tile roofs. The developer will provide one (1) overall architectural elevation styles to each building with varying rooflines for each individual unit to provide variety within the community. The elevations meet Title 30.04.05.E.2 by providing the two of the listed design features: decks/patio and porch/patios. The maximum building height is 27 feet and 10 inches from foundation to top of roof, well under the allowable roof height elevation of 35 feet.

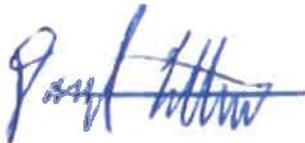
Buffering and Screening

The western boundary of the project is subject to Residential Adjacency based upon the existing RS3.3 zoning to the west. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The 15-foot wide perimeter landscape buffer is being requested to be reduced from 15 feet to 11 feet at the end of 38-foot wide stub Street A (**PUD Standard #3**). Please note that trees will still be planted within this area for buffering purposes. The perimeter buffer to the west is 15 feet in width per Code with the correct spacing and amount of buffering trees. The developer is requesting that this buffer be allowed to consist of 11 feet of landscaping and a 4-foot sidewalk (**PUD Standard #4**) as the addition of the sidewalk in the buffer area does not interfere with the buffering to the adjacent properties. In addition, the developer is asking that the required wall height adjacent to the western boundary of the project be allowed to be 6 feet in height (**PUD Standard #5**) to utilize the existing 6-foot high CMU wall on the adjacent property. It appears that adding a redundant 8-foot high screen wall adjacent to the existing 6-foot high screen wall does not screen the adjacent property much differently than the existing 6-foot high screen wall. This new 8-foot high wall would also look odd from the adjacent property to have an additional 2 feet of a different wall perched above their existing 6-foot high screen wall.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0044-REGIONAL MARYLAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway, and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
 177-34-501-002

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site, as well as portions of public right-of-way. These patent easements are no longer needed to support the proposed residential subdivision, and the right-of-way vacation is necessary to accommodate the placement of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family detached residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family attached residential
East	City of Henderson	CC	Gas station
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family detached residential

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
PUD-26-0046	A planned unit development for a 46 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family residential attached 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 patent easements 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 for final action on April 22, 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:

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMANDA WILLIAMS

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044; WS-26-0045; PUD-26-0046; TM-26-500010

7A

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

Date: 2/25/2026

Location: Refer to listing on other side

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PLANNING COMMISSION (PC)

Date: 3/17/2026 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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 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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Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762

ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND L L C

ADDRESS: 6576 E Mesa Vista Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC c/o Amanda Williams

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-236-3530

CELL 702-236-3530

ACCELA REFERENCE CONTACT ID # 320852

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-586-9296

CELL _____

ACCELA REFERENCE CONTACT ID # 166380

*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.

Project Owner (Signature)

MING SZE
Property Owner (Print)

11/13/2025
Date

October 31, 2025



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.: Cactus and Maryland
Vacation and Abandonment Justification Letter
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Vacation & Abandonment application. Beazer Homes is proposing to develop a single-family attached townhome residential subdivision on 3.92 acres (after 5-foot vacation of external ROWs) generally located at the southwest corner of the intersection of Cactus Avenue and Maryland Parkway.

The application is requesting abandonment of the existing onsite patent easements and 5-feet of public right-of-way in both Cactus Avenue and Maryland Parkway to allow for the installation of detached sidewalks per current Clark County Title 30 requirements (see attached Vacation Site Map).

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore".

Darryl C. Lattimore, PE
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0045-REGIONAL MARYLAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 46 lot single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
177-34-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the separation from the lot line to a driveway to 2 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
 - b. Reduce the back of curb radius to 12 feet where 20 feet is required per Uniform Standard Drawing 201 (a 40% reduction).
 - c. Reduce the curb return radius to driveway for Lots 23, 32, 33 and Lot 40 to 3 feet where 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).
2. Allow 10 dwelling units on a private stub street which is less than 150 feet in length, where 6 dwelling units are the maximum allowed per Section 30.04.08E (a 67% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Project Type: Single-family attached residential
- Number of Lots: 46
- Density (du/ac): 11.73
- Minimum/Maximum Lot Size (square feet): 1,707/2,624

Site Plan

The plan depicts a single-family residential attached development totaling 46 lots located on the southwest corner of Cactus Avenue and Maryland Parkway. The density of the overall

development is shown at 11.73 dwelling units per acre. The lots range in size from a minimum area of 1,707 square feet to a maximum of 2,624 square feet. Access to the development is from Maryland Parkway to the east. The development's internal access comprises of 38-foot wide private streets and all internal streets end as stub streets.

Applicant's Justification

The applicant is requesting several adjustments to the development standards so the project can function the way an attached townhouse community is typically designed. They're asking to reduce the spacing between property lines, curb returns, and driveways because the utility layout for attached homes is much more compact and doesn't require the wider separations used for detached single-family neighborhoods. They're also requesting smaller curb radii on the internal private streets, noting that tighter turns work well in a low-speed residential setting and still allow safe access for residents, service vehicles, and emergency responders. In addition, the applicant is asking for flexibility on the number of homes allowed on short internal streets, explaining that these streets are built to full-width standards and that similar layouts have historically been accepted by the County without creating safety concerns. Altogether, the applicant believes these requests reflect common practice for attached residential projects and allow the site to be used efficiently without compromising access, safety, or utility service.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family detached residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family attached residential
East	City of Henderson	CC	Gas station
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family detached residential

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
VS-26-0044	A vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
PUD-26-0046	A planned unit development for a 46 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family residential attached 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

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.

Public Works - Development Review

Waiver of Development Standards #1a

Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #1b & #1c

Staff has concerns with the combined reductions to the back-of-curb radius and the back-of-curb return separation. Together, these reductions would restrict turning movements and create conflicts between vehicles entering and exiting driveways, increase the potential for collisions. These reductions would also reduce maneuverability for larger vehicles, including emergency and service vehicles. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the request to allow for 10 units on a stub street. The increase in the number of units on a stub street will create challenges for large vehicles such as fire trucks, delivery vehicles and sanitation trucks as they will need to back out of the stub street. The added lots will increase the chance of pedestrian and vehicle collisions with those traveling along the stub street. A maximum of 6 units is set by Title 30 to prevent such instances from occurring.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on April 22, 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

If approved:

- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- 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; and 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 funds will not be available in the future should the residents wish to have their homes 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 #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMANDA WILLIAMS
CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044, WS-26-0045, PUD-26-0046, TM-26-500010

8A

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
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5712 E. Missouri Ave., Las Vegas

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762
ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND L L C
ADDRESS: 6576 E Mosa Vista Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

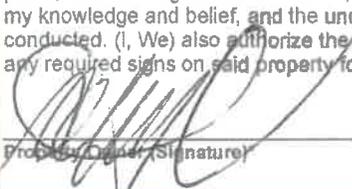
NAME: Beazer Homes Holdings, LLC c/o Amanda Williams
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-236-3530 CELL 702-236-3530 ACCELA REFERENCE CONTACT ID # 320852

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-596-9296 CELL _____ ACCELA REFERENCE CONTACT ID # 166380

*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)

MING SZE
Property Owner (Print)

11/13/2025
Date

October 31, 2025



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.: Cactus and Maryland
Vacation and Abandonment Justification Letter
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Vacation & Abandonment application. Beazer Homes is proposing to develop a single-family attached townhome residential subdivision on 3.92 acres (after 5-foot vacation of external ROWs) generally located at the southwest corner of the intersection of Cactus Avenue and Maryland Parkway.

The application is requesting abandonment of the existing onsite patent easements and 5-feet of public right-of-way in both Cactus Avenue and Maryland Parkway to allow for the installation of detached sidewalks per current Clark County Title 30 requirements (see attached Vacation Site Map).

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl C. Lattimore, PE
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0046-REGIONAL MARYLAND, LLC:

PLANNED UNIT DEVELOPMENT for a 46 lot single-family residential attached development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-34-501-002

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Project Type: Single-family attached residential
- Number of Lots: 46
- Density (du/ac): 11.73
- Minimum/Maximum Lot Size (square feet): 1,707/2,624
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,485 (minimum)/1,851 (maximum)
- Open Space Required/Provided: 5,520/8,296

Site Plan

The plan depicts a single-family residential attached development totaling 46 lots located on the southwest corner of Cactus Avenue and Maryland Parkway. The density of the overall development is shown at 11.73 dwelling units per acre. The lots range in size from a minimum area of 1,707 square feet to a maximum of 2,624 square feet. According to Title 30, minimum lot size for RM18 zone is 1,800 square feet for a single-family attached development and the minimum lot size proposed for this development is 1,707 square feet, which is subject to the modified development standards. Access to the development is from Maryland Parkway to the east. The development's internal access comprises of 38 foot wide private streets and all internal streets end as stub streets.

The plans depict townhomes consisting of 4 plex, 5 plex, and 6 plex buildings. The units are front loaded, with the garage facing the internal private streets. There are walkways that connect the internal streets and the surface parking spaces to the front of the buildings in the rear of the buildings. The proposed development setbacks are as follows: 20 feet minimum from the front (garage), 19 feet from the front (2nd floor living above the garage), zero feet between the attached units, 3 feet from the rear (living), 2 feet from the rear (porch/patio leading edge), and 10 feet from the private street side. The front (garage), front (2nd floor living above the garage), side interior between attached units, and side street setback meet Title 30 standards, where the proposed setbacks for rear (living) and rear (porch/patio leading edge) are modified standards that deviate from Title 30 requirements.

Landscaping

The plan shows that the interior and street landscaping are being provided. Landscaping along Cactus Avenue and Maryland Parkway consists of 2 minimum 5 foot wide landscape strips on each side of the proposed detached sidewalk and comprise of large trees spaced every 30 feet on center.

The site also provides landscape along the west and south property lines consisting of large trees.

Elevations

The plan depicts building heights of up to 28 feet. The elevations provided show the attached dwelling units comprising of 2 different models for the exterior design of the homes. The models overall have similar elevations throughout the development with 5 different options. The residences are shown with window trim, iron railing for the balcony, coach lighting, painted stucco, stucco trims, hewn stone, cast iron stone, and wrapped facia. The roof consists of pitch gable roof and concrete flat tile roof.

Floor Plans

The models shown range in size from 1,485 square feet to 1,851 square feet, including porch entry, balcony and 2 car garage spaces. The attached dwellings contain 3 bedrooms that are located on the second floor.

Applicant's Justification

The applicant proposes a Planned Unit Development to facilitate a cohesive townhome community that aligns with the intended density and development pattern for the area. The applicant indicates that the PUD allows the flexibility needed to accommodate the attached-housing product, including adjustments to lot sizes, and setbacks. They state that the project is compatible with surrounding residential uses and maintains appropriate transitions through building height, materials, and perimeter treatments. The applicant further notes that the modified standards support an efficient layout while preserving open space, pedestrian connectivity, and overall community design consistent with the character of the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential detached
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential attached
East	City of Henderson	CC	Gas station
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential detached

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
VS-26-0044	A vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
TM-26-500010	A tentative map for a 46 lot single-family residential attached 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

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

The modified development standards are appropriate given the reduced lot sizes and adjusted perimeter treatments provide a suitable transition between the commercial property to the east and the lower density single-family homes to the west. The proposed layout maintains compatible building scale and orientation, and the perimeter landscaping helps soften the

interface with the adjacent RS3.3 neighborhood. Based on the surrounding context and the need to accommodate an attached-residential product while respecting the lower density development to the west, the requested modifications are justified within the Planned Unit Development.

The proposed development supports Goal 1.1 of the Master Plan by contributing to a range of housing options that meet the needs of residents of varying ages, income levels, and abilities. It also aligns with Policy 1.3.2, which encourages a mix of housing types and unit sizes within neighborhoods.

The project as proposed includes common elements and pedestrian connections between buildings. Given the density along these interior streets and the presence of walkways that provide direct access to the homes, staff finds that internal circulation functions appropriately and does not anticipate safety issues for motorists or pedestrians.

Those being said, staff has no objection to the companion plan amendment, zone change, and vacation requests; however, staff is not supporting the waiver and tentative map applications. Therefore, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on April 22, 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

If approved:

- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- 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; and 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 funds will not be available in the future should the residents wish to have their homes 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 #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMANDA WILLIAMS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044; WS-26-0045; PHD-26-0046; TM-26-500010

9A

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762
ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND LLC
ADDRESS: 6675 E Mesa Vista Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

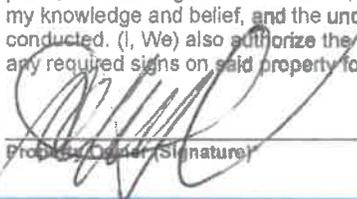
NAME: Beazer Homes Holdings, LLC c/o Amanda Williams
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-236-3530 CELL: 702-236-3530 ACCELA REFERENCE CONTACT ID # 320652

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-586-9296 CELL: _____ ACCELA REFERENCE CONTACT ID # 166380

*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)

MING SZE
Property Owner (Print)

11/13/2025
Date

October 31, 2025



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.: Cactus and Maryland
Land Use Justification Letter
in support of a Planned Unit Development
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Planned Unit Development for the subject property. The applicant will also be applying for a Waiver of Standards, Master Plan Amendment, Re-Zone, Tentative Map and Vacation as companion items. Cactus and Maryland will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site for a density of 11.73 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Re-Zone: RS20 to RM18 (Per separate application)
Master Plan
Amendment: NC to CN (Per separate application)
Vacation: ROW/Patent Easements (Per separate application)
PUD:

1. Modified Setbacks from RM18 (RS2) requirements. See *Setbacks/Separations below*
2. Decrease Minimum Lot Size from 1,800 sf to 1,707 square feet.
3. Reduced 15-foot Perimeter Landscape Buffer to the end of stub streets to 11 feet.
4. Allow 15' Perimeter Buffering to consist of 11-feet of landscaping with a 4-foot sidewalk where 15-feet of landscaping is required *Title 30.04.02.C.1.i*
5. Allow existing 6-foot wall CMU screen where an 8-foot decorative screen wall is required *Title 30.04.02.C.1.i*

Waiver of Standards (Public Works per separate application):

1. Reduce distance from property line to driveway to 2 feet where 6 feet is required per *Uniform Standard Drawing 222* (66.6% reduction)
2. Reduce the internal street back of curb radii to 12 feet where 20 feet is required per *Uniform Standard Drawing 201* (40% reduction)
3. Reduce distance from onsite curb return to driveway to 3 feet where 12 feet is required per *Uniform Standard Drawing 222* (75% reduction) for Lots 23, 32, 33 and 40
4. Allow Street B and Street C to exceed 6 dwelling units on a street less than 150 feet per Title 30.04.08 (E)(3) of the Clark County Development Code (Title 30)

Project Description

The project consists entirely of 3.92 acres (after 5-foot vacation of the exterior ROWs) and is generally located at the southwest corner of the intersection of Cactus Avenue and Maryland Parkway. The project site is located in a portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APN: 177-34-501-002.

The project site is currently zoned as Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North across the Cactus Avenue 100-foot right-of-way by existing residential properties zoned as RS2 and RM18 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and Compact Neighborhood (CN), respectively. The project is bounded to the West by existing residential properties zoned as RS3.3 with a land use designation of CN and to the South by existing triplexes zoned as RM18 with a land use designation of CN. The project site is bounded to the East across the Maryland Parkway 100-foot right-of-way by existing commercial development zoned as City of Henderson Community Commercial with a land use designation of Employment Center.

Planned Unit Development

Cactus and Maryland will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site for a density of 11.73 residential lots per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the proposed RM18 zoning within *Clark County Title 30.02.09*.

The PUD will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing triplex community (zoned RM18) to the south of the project site, as well as an existing residential subdivision zoned as RS3.3 to the west. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. Lots within the project site range in size from 1,707 square feet to 2,624 square feet with an average lot size of 1,903 square feet. One PUD request (**PUD Standard #2**)

is to allow a minimum of 1,707 square feet in lieu of the minimum 1,800 square feet is being requested at this time.

Setbacks/Separations

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD (PUD Standard #1). :

- Front (Garage) Setback: 20 feet to private street
- Front (2nd Floor Living) Setback: 19 feet from living area to private street
- Rear Living Setback: 4 feet to Common Element
- Rear Porch/Patio Setback: 2 feet to Common Element (leading edge)
- Side Setback: 0 feet between units
- Corner Setback: 10 feet to private street

The setbacks required are conducive within a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 92 garage spaces (2 spaces per each of the proposed 46 Units)
Visitor Parking: 10 spaces (1 space per every 5 Units)
Cumulative Spaces: 102 spaces

The current project site provides 92 garage spaces and 12 off-street parking spaces for a cumulative 104 spaces to meet the necessary parking requirement for the project site.

Open Space and Pedestrian Circulation

The landscape plan provided depicts one amenity areas within Common Element C in the northeast portion of the project site. Each rear elevation will face a minimum 12-foot wide common element. All of landscaping within the project site (both in the common elements and the yard areas) will be maintained by the homeowner's association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed four-foot wide sidewalks throughout the community. The minimum open space required for the project is 5,520 square feet. There is 8,296 square feet of useable open space as depicted as "Useable OS" on the Site Plan.

Floor Plans and Elevations

The developer is proposing three (3) different townhome buildings: one 6-Plex, one 5-Plex and one 4-Plex. The proposed two-story homes will range in livable square footage from 1,485 square feet to 1,851 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation

materials consist of stucco finished walls and concrete tile roofs. The developer will provide one (1) overall architectural elevation styles to each building with varying rooflines for each individual unit to provide variety within the community. The elevations meet Title 30.04.05.E.2 by providing the two of the listed design features: decks/patio and porch/patios. The maximum building height is 27 feet and 10 inches from foundation to top of roof, well under the allowable roof height elevation of 35 feet.

Buffering and Screening

The western boundary of the project is subject to Residential Adjacency based upon the existing RS3.3 zoning to the west. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The 15-foot wide perimeter landscape buffer is being requested to be reduced from 15 feet to 11 feet at the end of 38-foot wide stub Street A (**PUD Standard #3**). Please note that trees will still be planted within this area for buffering purposes. The perimeter buffer to the west is 15 feet in width per Code with the correct spacing and amount of buffering trees. The developer is requesting that this buffer be allowed to consist of 11 feet of landscaping and a 4-foot sidewalk (**PUD Standard #4**) as the addition of the sidewalk in the buffer area does not interfere with the buffering to the adjacent properties. In addition, the developer is asking that the required wall height adjacent to the western boundary of the project be allowed to be 6 feet in height (**PUD Standard #5**) to utilize the existing 6-foot high CMU wall on the adjacent property. It appears that adding a redundant 8-foot high screen wall adjacent to the existing 6-foot high screen wall does not screen the adjacent property much differently than the existing 6-foot high screen wall. This new 8-foot high wall would also look odd from the adjacent property to have an additional 2 feet of a different wall perched above their existing 6-foot high screen wall.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500010-REGIONAL MARYLAND, LLC:

TENTATIVE MAP consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
 177-34-501-002

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.92
- Project Type: Single-family attached residential
- Number of Lots: 46
- Density (du/ac): 11.73
- Minimum/Maximum Lot Size (square feet): 1,707/2,624

Project Description

The plan depicts a single-family residential attached development totaling 46 lots located on the southwest corner of Cactus Avenue and Maryland Parkway. The density of the overall development is shown at 11.73 dwelling units per acre. The lots range in size from a minimum area of 1,707 square feet to a maximum of 2,624 square feet. Access to the development is from Maryland Parkway to the east. The development's internal access comprises of 38 foot wide private streets and all internal streets end as stub streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family detached residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family attached residential
East	City of Henderson	CC	Gas station

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family detached residential

Related Applications

Application Number	Request
PA-26-700002	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0043	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
VS-26-0044	A vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-26-0045	A waiver of development standards for modified standard drawings and to increase the number of dwelling units on a stub street is a companion item on this agenda.
PUD-26-0046	A planned unit development for a 46 lot single-family attached residential development with development standard modifications 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

The tentative map illustrates the subdivision layout for 46 single-family attached lots and associated common elements and reflects the modified development standards requested through the companion Planned Unit Development. Internal circulation is provided by private streets that terminate as stub streets, and the configuration does not create adverse impacts to internal circulation or emergency access. The map demonstrates appropriate relationships between lots, private streets, and common areas, and required open space is exceeded. Although staff supports the related plan amendment, zone change, and vacation applications, staff is not supporting the waiver and Planned Unit Development applications. Therefore, staff cannot support this tentative map.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on April 22, 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

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street shown as Erie Avenue in the vicinity map shall be shown as Erie Avenue;
- The street shown as Pollock Street in the vicinity ap shall be shown as Pollock Drive;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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; and 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 funds will not be available in the future should the residents wish to have their homes 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 #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMANDA WILLIAMS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700002, ZC-26-0043, VS-26-0044; WS-26-0045; PUD-26-0046; TM-26-500010

10A

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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.
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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

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

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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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Marley P. Robinson Justice Court &
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1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
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MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

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

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8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101762

ASSESSOR PARCEL #(s): 177-34-501-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 46 townhome unit community with a proposed PUD requiring a PA/ZC, TM,VS, AND WS.

PROPERTY OWNER INFORMATION

NAME: REGIONAL MARYLAND L L C

ADDRESS: 6675 E Mesa Vista Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC c/o Amanda Williams

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-236-3630

CELL 702-236-3630

ACCELA REFERENCE CONTACT ID # 320852

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Actus Holdings LLC c/o Darryl Lattimore

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-586-9296

CELL _____

ACCELA REFERENCE CONTACT ID # 166380

*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

MING SZE

11/13/2025

October 31, 2025



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.: Cactus and Maryland
Tentative Map Justification Letter
in support of companion items
APN: 177-34-501-002**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Tentative Map for the subject property. The applicant will also be applying for a Rezone, Master Plan Amendment, Waiver of Standards, Planned Unit Development and Vacation as companion items. The project site will consist of forty-six (46) single-family attached (townhouse) residential lots and four (4) common lots encompassing the entire 3.92 acre site (after 5-foot vacation of external ROWs) for a density of 11.73 residential lots per acre. All waivers to Title 30 have been requested and described within the Waiver of Standards justification letter that is a companion item to this tentative map application.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darryl C. Lattimore', is written over a horizontal line.

Darryl C. Lattimore, PE
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-16-801-019; 176-16-801-031

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Request

The applicant is requesting a master plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). More specifically, the site is proposed for development of a 20 lot single-family residential subdivision with a density of 3.92 dwelling units per acre. The applicant is also requesting a zone change for this site from RS20 to RS5.2. This zone change requires a master plan amendment to the Low-Intensity Suburban Neighborhood land use category.

Applicant's Justification

According to the applicant, over the past couple of decades Las Vegas has seen tremendous population growth. This population growth coupled with the constraints our valley faces has limited growth potential. The BLM and DOA control many undeveloped interior parcels and are landlocking our valley by not releasing land beyond the BLM Disposal Boundary/SNPLMA limits, developers are forced to look inward and develop parcels of land that have been historically set aside for larger homes or have exorbitant development costs. Given the trends in

other areas of town where the RNP districts have either been eaten at the edges and reduced to minimal areas or eliminated altogether. We feel allowing a slightly higher density product to be placed strategically along the major roadways within an RNP area would allow developers to meet the growing needs of our valley by building the sought after detached single-family homes while still maintaining the integrity of the RNP areas. Also, improving developments along major corridors would alleviate some of the traffic congestion on the minor roadway alignments.

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)	Mix of single-family residences & undeveloped parcels

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

Related Applications

Application Number	Request
ZC-26-0056	A zone change to reclassify the site from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-26-0058	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of government patent easement and portions of right-of-way is a companion item on this agenda.
TM-26-500011	A tentative map for 20 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category

include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) will not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west. The closest smaller lot single family development is over 1,600 feet away near Agate Avenue to the south. Furthermore, directly to the east of this site is an 8 lot, RS20 single family residential development that recently completed grading; and therefore, shows this area is still a viable Rural Neighborhood Preservation neighborhood. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with Rural Neighborhood Preservation areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to Rural Neighborhood Preservation areas. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood land use category not appropriate for this location.

Staff Recommendation

Denial. If adopted, 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 April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

Planned Land Use Amendment PA-26-700004

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700004, ZC-26-0056, VS-26-0057, WS-26-0058 & TM-26-50001 **11A**

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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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Winchester Community Center
3130 S. McLeod, Las Vegas

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-601-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust ETAL / Roohani Khusrow TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: N/A

CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Bazaar Homes Holdings, LLC

ADDRESS: 2400 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702.236.3530

CELL: 702.236.3530

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLS Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL: 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

K. ROOHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868

ASSESSOR PARCEL #(s): 176-16-801-001

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Super Buffalo, LLC

ADDRESS: 950D Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACELA REFERENCE CONTACT ID # _____

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

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

Abokani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo DRW

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Silver Serena LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACELA REFERENCE CONTACT ID # _____

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

[Signature]
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866
ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Buffalo Amigos, LLC ETAL
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC
ADDRESS: 2480 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

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NAME: The WLB Group INC
ADDRESS: 3663 E Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702.458.2551 CELL: 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

J. Rohani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: CVJS Trust / Pourghahreman TRS

ADDRESS: 9600 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.468.2551 CELL: 702.468.2551 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)*

K. POURGHAREMAN
Property Owner (Print)

12/08/2025
Date

December 12, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Master Plan Amendment - Trevena
(APN's:176-16-801-019 & 031)**

To Whom it May Concern,

On behalf of our client Beazer Homes LLC, we are respectfully requesting a Master Plan Amendment from RN (Ranch Estates Neighborhood) to LN (Low-Intensity Suburban Neighborhood) for the above-mentioned parcels located at the southwest corner of Buffalo Drive and Ford Avenue to support a zone change from RS20 to S5.2 for a single-family detached development.

History of the Las Vegas Valley

Over the past couple of decades Las Vegas has seen tremendous population growth. This population growth coupled with the governmental constraints our valley faces has limited our Valley's growth potential. The BLM and DOA control many undeveloped interior parcels and are landlocking our valley by not releasing lands beyond the SNPLMA limits, developers are forced to look inward and develop parcels of land that have been historically set aside for larger homes or have exorbitant development costs. Given the trends in other areas of town where the RNP districts have either been eaten at the edges and reduced to minimal areas or eliminated altogether. We feel by allowing a slightly higher density product to be placed strategically along the Major roadways within an RNP area, this would allow developers to meet the growing needs of our valley by building the sought after detached single-family homes while still maintaining the integrity of the RNP areas. Also, by improving developments along major corridors this would allow for the major north-south roadways to alleviate some of the traffic congestion that we all feel in specific areas of our town.

Based on these facts, we feel that improving the major corridors will help to meet the current housing shortage and create the required buffering to the existing RNP lands.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Planning Services
The WLB Group, Inc.

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

ZONE CHANGES for the following: **1)** reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-16-801-019; 176-16-801-031

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The subject site is proposed for a 20 lot single-family residential subdivision with a density of 3.92 dwelling units per acre. According to the applicant, over the past couple of decades Las Vegas has seen tremendous population growth. They feel by allowing a slightly higher density product to be placed strategically along the major roadways within an RNP area would allow developers to meet the growing needs of our valley by building the sought after detached single-family homes while still maintaining the integrity of the RNP areas. Also, proposed RS5.2 zoning is more appropriate since it would provide a transition from the adjacent major roadway to the established rural homes to the west.

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)	Mix of single-family residences & undeveloped parcels

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment to redesignate the existing land use category for Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on the agenda.
WS-26-0058	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of government patent easement and portions of right-of-way is a companion item on this agenda.
TM-26-500011	A tentative map for 20 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS5.2 zoning, since staff does not support the change in land use category to Low-Intensity Suburban Neighborhood (LN). Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. Additionally, these areas are currently being developed; and therefore, is still a viable RNP neighborhood. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas. For these reasons, staff finds the request for RS5.2 zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- 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 #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700004, ZC-26-0056, VS-26-0057, WS-26-0058 & TN-26-0000-1 **12A**

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Rezone

PROPERTY OWNER INFORMATION

NAME: Rochani Khusrow Family Trust ETAL f Rochani Khusrow TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 88134

TELEPHONE: N/A

CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2400 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702.236.3530

CELL: 702.236.3530

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL: 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

K. ROOHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868

ASSESSOR PARCEL #(s): 178-18-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Rezone

PROPERTY OWNER INFORMATION

NAME: Super Buffalo, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3863 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL: 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

Ashokani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Rezone

PROPERTY OWNER INFORMATION

NAME: Silver Sereno LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Suncoast Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL: 702.458.2551 ACELA REFERENCE CONTACT ID # _____

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

A. Hohen
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868

ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Rezone

PROPERTY OWNER INFORMATION

NAME: Buffalo Amigos, LLC ETAL

ADDRESS: 8500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL: 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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J. Rohani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 175-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Rezone

PROPERTY OWNER INFORMATION

NAME: CWJS Trust / Pourghahreman TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beezer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL: 702.468.2551 ACELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

K. POURGHAREMAN
Property Owner (Print)

12/08/2025
Date

January 21, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Zone Change - Trevena
(APN's:176-16-801-019 & 031)**

To Whom it May Concern,

On behalf of our client Beazer Homes LLC, we are respectfully requesting a Zone Change from RS20 to RS5.2 on the above-mentioned parcels to allow for a detached single-family development known as Trevena. The proposed development is located on the southwest corner of Buffalo Drive and Ford Avenue.

Zone Change

The Enterprise Land Use Plan designation for this Site is Ranch Estate Neighborhood (RN) with a density up to 2 du/ac. Our Client through a Master Plan Amendment (companion item to this request) is requesting to change the master plan designation from RN (Ranch Estates Neighborhood) to LN (Low Intensity Suburban Neighborhood) and to change the zoning from RS20 to RS5.2. Based on population growth in the Las Vegas Valley over the past couple of decades and the growth constraints our valley faces due to government controlled interior parcels and the perimeter landlocking of our valley, developers are forced to look inward and develop parcels of lands that have been historically set aside for larger homes or have exorbitant development costs. Given the trends in other areas of town where the RNP districts have either been eaten at the edges and reduced to minimal areas or eliminated altogether. We feel by allowing a slightly higher density product to be placed strategically along one of the Major roadways that bifurcates the RNP area, this would allow developers to meet the demands of growth while maintaining the rural aspect for detached single-family homes while still maintaining the integrity of the RNP areas. We feel this proposed zoning designation is suited along the Buffalo Drive corridor. We are also requesting the removal of the RNP overlay from our parcels to allow for the development of this detached single family development.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Planning Services
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-801-019; 176-16-801-031

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant seeks approval to vacate and abandon patent and BLM grant easements within the subject site because they are no longer necessary to accommodate the proposed residential subdivision.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
WS-26-0058	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500011	A tentative map for 20 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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: BEAZER HOMES HOLDINGS, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): PA-26-700004, ZC-26-0056, VS-26-0057, WS-26-0058 & TM-26-50001

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-821-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust ETAL / Roohani Khusrow TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: N/A

CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2400 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702.236.3530

CELL: 702.236.3530

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL: 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

K. ROOHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 175-18-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Super Buffalo, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Baxter Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

Adhoni
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Silver Serena LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLS Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL: 702.458.2561 ACCELA REFERENCE CONTACT ID # _____

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

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

Ahmed
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Buffalo Amigos, LLC ETAL

ADDRESS: 8500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2651 CELL: 702.458.2651 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.

J. Rohani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: CVJS Trust / Pourghahreman TRS

ADDRESS: 8500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Passo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.468.2551 CELL 702.468.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

K. POURGHAREMAN
Property Owner (Print)

12/08/2025
Date

January 8, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

**RE: Justification Letter – Vacation - Trevena
(APN: 176-16-801-019 & 031)**

To whom it May Concern,

On behalf of our client Beazer Homes LLC, we are respectfully requesting a Zone Change from RS20 to RS5.2 on the above-mentioned parcels to allow for a detached single-family development known as Trevena. The proposed development is located on the southwest corner of Buffalo Drive and Ford Avenue.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements for Road, Public Utilities, and Flood Control Purposes

We are requesting to vacate a 5' portion of the patent easements located on north and east sides of APN 176-16-801-031 (#27-2017-0037 dated on 09/06/2017) & along the south sides of APN 176-16-801-019 (#27-2011-0012 dated on 04/01/2011).

Vacation of BLM Right of Way Easement

We are also requesting to vacate a 5' public road and drainage easement located on the north and east sides of APN 176-16-801-031 (OR20170906:02165) and along the east and south sides of APN 176-16-801-019 (OR20110401:03687).

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Nevada Operations

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

176-16-801-019; 176-16-801-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 13 feet where 20 feet is required per Section 30.02.05 (a 35% reduction).
2.
 - a. Increase the retaining wall height to 5 feet along the east property line where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
 - b. Increase the retaining wall height to 5 feet along the south property line where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
3.
 - a. Allow lot sizes less than 10,000 square feet (as small as 5,464 square feet) where residential development abutting or adjacent to Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
 - b. Reduce interior side setback to 8 feet for lot 8 where 10 feet is required per Section 30.04.06G (a 20% reduction).
4.
 - a. Reduce the width of the street landscaping strip between behind the sidewalk along a portion of Buffalo Drive where 5 feet is required per Section 30.04.01D (a 40% reduction).
 - b. Reduce the number of trees along a portion of Buffalo Drive where large trees are required every 30 feet of street frontage per Section 30.04.01D.
5. Reduce the street intersection off-set between Buffalo Drive and Bluebird Hollow Street along Torino Avenue to 124 feet where a minimum of 125 feet is required per Section 30.04.08F (a 1.3% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.10
- Project Type: Single-family residential development
- Number of Lots: 20
- Density (du/ac): 3.92
- Minimum/Maximum Lot Size (square feet): 5,464/8,196
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: Up to 3,971

Site Plan

The plan depicts a proposed subdivision consisting of 20 single-family residential lots. All internal lots are accessed from Torino Avenue to the south via a 39 foot wide north-south private street which terminates at a bisecting east-west private street on the north side of the subdivision. The east-west private street terminates in stub ends at both its eastern and western ends. Private streets feature roll curbs on both sides and have no sidewalks. An easement measuring 30 feet in width, dedicated for emergency and utility access purposes, is located between the east-west private street and Buffalo Drive.

The applicant is requesting multiple waivers of development standards. The first request is to reduce the required front yard setback from 20 feet to 13 feet for model home plan V877. The second request is to increase the maximum retaining wall height from 3 feet to 5 feet along the rear of Lots 14 through 20 adjacent to Buffalo Drive, and along the south side of Lot 20 adjacent to Torino Avenue. The third request includes two components: allowing lot sizes smaller than 10,000 square feet on Lots 1 through 8 along the west side of the development where the project shares boundaries with properties located within the Neighborhood Protection Overlay (NPO) and reducing the interior side setback on Lot 8 along the same property boundary from 10 feet to 8 feet. The last request is to reduce the required street-intersection offset between Buffalo Drive and Bluebird Hollow Street along Torino Avenue to 124 feet where a minimum of 125 feet is required per Section 30.04.08F.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk along Ford Avenue and Torino Avenue. Large trees are spaced at 30 feet on center, and for every tree provided, a minimum of three shrubs is shown in accordance with Title 30 requirements.

The applicant is requesting waivers from the street landscaping standards along a portion of Buffalo Drive behind the proposed bus turnout. The request includes reducing the required width of the street landscaping strip behind the sidewalk to 3 feet where 5 feet is required. In addition, the applicant is not proposing any trees along the same strip, which results in reduction in number of required street trees along this street frontage. No landscape strip or trees are required between the back of curb and the sidewalk where the proposed bus turnout is located.

Elevations

The plans depict both single-story and two-story homes with a maximum height up to 27 feet. Each home features a stucco exterior finish with stucco trim accents applied around windows, doors, and architectural elements to enhance visual appeal. Variations include stucco wainscoting and decorative stucco detailing at corners and parapets, providing texture and depth across different elevation styles.

Floor Plans

The plans depict model homes offering 2 to 5 bedrooms, depending on the selected layout and options. Each home includes a 2 car garage, with some plans offering an optional RV garage or an additional 1 car garage. The submitted floor plans show a minimum living area from 2,177 square feet and a maximum of 3,180 square feet, excluding optional features such as covered patios and balconies.

Applicant’s Justification

The applicant’s justification for the requested waivers centers on site-specific conditions and design considerations. The street offset adjustment is described as a minor change that does not compromise safety or visibility. Increasing the retaining wall height is necessary to address drainage requirements and maintain proper elevation for the entry road. The reduction in lot size adjacent to the rural neighborhood preservation area is consistent with similar approvals and is less impactful because the lots are situated at a lower elevation than neighboring properties. A slight side yard adjustment for one lot is also justified by its lower elevation, minimizing any visual or physical intrusion. Lastly, the front setback modification accommodates a house-forward design that only marginally exceeds the allowance provided under Title 30, making the waiver essential for architectural consistency.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
VS-26-0057	A vacation and abandonment to vacate patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500011	A tentative map for 20 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not support the request to reduce the required front yard setback. The 20-foot setback standard is a core development requirement of the RS5.2 district and is intended to maintain a consistent building line and uniform streetscape character. Additionally, front setback can be reduced to 10 feet for up to 50% of the building width in RS5.2; however, there is one model (V877) proposed with 13 feet front setback for more than 50% of the building width, necessitating a waiver. Although this is due to a porch being proposed within the front, staff finds that modifications could be implemented to the design to not exceed the maximum reduction allowed by code. The applicant has not demonstrated a site-specific condition or hardship that warrants the deviation. For these reasons, staff cannot support the waiver.

Waiver of Development Standards #2

Staff does not support the request to increase the retaining wall height. Title 30 limits retaining walls to 3 feet unless they are tiered with a landscaped horizontal offset or meet specific conditions that allow an increase up to 6 feet, such as providing an 85% open fence above the wall or a minimum 6 foot landscape strip along a residential street. The proposed 5 foot wall does not incorporate any of the design elements or mitigation measures required for increased wall height and would result in a visually prominent, non-tiered condition that conflicts with the intent of the retaining wall standards, which is to reduce massing and conform to site topography. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted height, and the development can be redesigned to comply with the alternative standards. For these reasons, staff cannot support this waiver.

Waivers of Development Standards #3

Staff does not support the request to reduce the required lot size adjacent to or abutting NPO-RNP properties. Title 30 requires a minimum lot size of 10,000 square feet for developments proposed adjacent and abutting NPO-RNP properties to ensure an appropriate transition to the larger-lot character protected within the Neighborhood Protection Overlay. The proposed lot sizes, some as small as 5,464 square feet, represent a substantial reduction that does not provide the scale, separation, or buffering intended for the adjacent and abutting NPO-RNP properties. The applicant has not demonstrated a site-specific constraint or hardship that prevents compliance with this transition requirement, and the subdivision can be designed to provide conforming lot sizes with the surrounding NPO-RNP properties. For these reasons, staff cannot support the waiver.

Staff also does not support the request to reduce the required side interior setback to 8 feet for Lot 8. Title 30 requires development to comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lots along any shared lot lines to ensure appropriate setback is provided to protect properties within the NPO-RNP. Staff finds the request is self-imposed hardship and smaller models could be proposed for this lot to accommodate the required 10 feet side setback.

Waiver of Development Standards #4

Staff does not support the requested waivers to reduce the required street landscaping width and the number of required street trees along the Buffalo Drive frontage. Title 30 requires a continuous 5-foot-wide landscaping strip behind the sidewalk, along with large trees spaced at 30 feet on center, to ensure a consistent and functional streetscape along roadways. While no landscape strip or trees are required between the back of curb and the sidewalk where the proposed bus turnout is, the applicant has not demonstrated a site-specific constraint or hardship that prevents compliance with the required landscaping width or tree spacing behind the sidewalk or providing them elsewhere within the same street frontage. The reduction in landscaping width diminishes the visual buffer and pedestrian separation intended along Buffalo Drive, and the decreased number of street trees reduces the shade, screening, and streetscape character anticipated by Title 30.

Design Review

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

The development has been evaluated against the applicable design review criteria and reflects a conventional single-family residential pattern that is generally compatible with surrounding neighborhoods, with architectural styles and materials that provide visual interest and site access and circulation that function adequately without negatively impacting adjacent roadways or neighborhood traffic. However, because staff does not support the companion plan amendment and zone change requests as well as several associated waivers, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the proposed reduction for the intersection offset. Staff finds there should be no negative impacts to the surrounding area.

Staff Recommendation

Approval of waiver of development standards #5; denial of waivers of development standards #1 through #4 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 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 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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 #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

14A

APPLICATION NUMBER(s): PA-26-700004, ZC-26-0056, VS-26-0057, WS-26-0058 & TM-26-500011

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101856

ASSESSOR PARCEL #(s): 176-16-601-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust ETAL / Roohani Khusrow TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: N/A

CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702.236.3530

CELL: 702.236.3530

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLS Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL: 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

K. ROOHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868

ASSESSOR PARCEL #(s): 175-16-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Super Buffalo, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Bazaar Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACELA REFERENCE CONTACT ID # _____

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

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

Abokani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Silver Serens LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

A. Cohen
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Tonno Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: Buffalo Amigos, LLC ETAL

ADDRESS: 8500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2480 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 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.

J. Rohani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868
ASSESSOR PARCEL #(s): 178-16-801-018

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Vacations

PROPERTY OWNER INFORMATION

NAME: CVJS Trust / Pourghahreman TRS
ADDRESS: 8500 Hollywood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC
ADDRESS: 2480 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702.236.3530 CELL 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC
ADDRESS: 3889 E Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702.458.2551 CELL 702.458.2551 ACELA 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) K. POURGHAREMAN Date 12/01/2025

January 8, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

**RE: *Justification Letter – Vacation - Trevena
(APN: 176-16-801-019 & 031)***

To whom it May Concern,

On behalf of our client Beazer Homes LLC, we are respectfully requesting a Zone Change from RS20 to RS5.2 on the above-mentioned parcels to allow for a detached single-family development known as Trevena. The proposed development is located on the southwest corner of Buffalo Drive and Ford Avenue.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements for Road, Public Utilities, and Flood Control Purposes

We are requesting to vacate a 5' portion of the patent easements located on north and east sides of APN 176-16-801-031 (#27-2017-0037 dated on 09/06/2017) & along the south sides of APN 176-16-801-019 (#27-2011-0012 dated on 04/01/2011).

Vacation of BLM Right of Way Easement

We are also requesting to vacate a 5' public road and drainage easement located on the north and east sides of APN 176-16-801-031 (OR20170906:02165) and along the east and south sides of APN 176-16-801-019 (OR20110401:03687).

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Nevada Operations

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

176-16-801-019; 176-16-801-031

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.10
- Project Type: Single-family residential development
- Number of Lots: 20
- Density (du/ac): 3.92
- Minimum/Maximum Lot Size (square feet): 5,464/8,196

Project Description

The plan depicts a proposed subdivision consisting of 20 single-family residential lots. All internal lots are accessed from Torino Avenue to the south via a 39 foot wide north-south private street which terminates at a bisecting east-west private street on the north side of the subdivision. The east-west private street terminates in stub ends at both its eastern and western ends. Private streets feature roll curbs on both sides and have no sidewalks. An easement measuring 30 feet in width, dedicated for emergency and utility access purposes, is located between the east-west private street and Buffalo Drive.

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
VS-26-0057	A vacation and abandonment to vacate patent easements is a companion item on this agenda.
WS-26-0058	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The layout of the subdivision is orderly, with lots on both sides of the internal streets. The lots are accessible only from internal and external local public streets, and there are no double-frontage lots, as common lots are used to separate lots from the perimeter streets. The lot sizes of the subdivision meet the requirements of the RS5.2 zoning district. However, the site is also surrounded by a Neighborhood Protection Overlay and is therefore subject to the residential adjacency standards in Title 30, which require minimum lot sizes of 10,000 square feet or more for lots adjacent or abutting properties within the RNP boundaries. Because the smallest lot in the subdivision is 5,464 square feet, the proposed lot sizes do not meet the residential adjacency requirements. Also, staff finds that the design of the subdivision lacks the required connectivity as single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives per Code. In addition, staff does not support the associated plan amendment, zone change, waivers of development standards, and design review requests; therefore, staff does not support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners for final action on April 22, 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

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards 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 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700004, ZC-26-0056, VS-26-0057, WS-26-0058 & TM-26-0059-1 **15A**

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

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

Date: 2/25/2026

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: 3/17/2026 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: 4/22/2026 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
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Bunkerville TAB Room
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ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Tammy Harris, Secretary
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Regional Government Center
101 Civic Way, Laughlin

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4701 N. Durango Dr., Las Vegas

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1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866

ASSESSOR PARCEL #(s): 170-10-001-031

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust ETAL / Roohani Khusrow TRS

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 88134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3683 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

K. ROOHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101888

ASSESSOR PARCEL #(s): 178-18-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Tenino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Super Buffalo, LLC

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.458.2551 CELL 702.458.2551 ACCELA REFERENCE CONTACT ID # _____

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F. Rohani
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101866
ASSESSOR PARCEL #(s): 178-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Silver Serene LLC
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC
ADDRESS: 2480 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702.236.3530 CELL 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC
ADDRESS: 3683 E Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702.458.2551 CELL 702.458.2861 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101868
ASSESSOR PARCEL #(s): 178-16-801-018

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Buffalo Amigos, LLC ETAL
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC
ADDRESS: 2400 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group INC
ADDRESS: 3663 E Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702.458.2651 CELL: 702.458.2651 ACCELA REFERENCE CONTACT ID # _____

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

J. Jahan
Property Owner (Signature)*

F. ROHANI
Property Owner (Print)

12/01/2025
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101866

ASSESSOR PARCEL #(s): 176-16-801-019

PROPERTY ADDRESS/ CROSS STREETS: W Torino Avenue and S Buffalo Drive

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 20 lot Single Family Residential Development
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: CVJS Trust / Pourghahreman TRS

ADDRESS: 8600 Hillwood Drive, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

TELEPHONE: N/A CELL: N/A

APPLICANT INFORMATION (information must match online application)

NAME: Beazer Homes Holdings, LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702.236.3530 CELL: 702.236.3530 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC

ADDRESS: 9663 E Sunsel Road

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702.468.2551 CELL: 702.468.2551 ACELA REFERENCE CONTACT ID # _____

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Property Owner (Signature)*

K. POURGHAREMAN
Property Owner (Print)

12/08/2025
Date

December 12, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Tentative Map - Trevena
(APN's:176-16-801-019 & 031)**

To Whom it May Concern,

On behalf of our client Beazer Homes LLC, we are respectfully requesting a Tentative Map to address the proposed detached single-family development known as Trevena. The proposed development is located on the southwest corner of Buffalo Drive and Ford Avenue.

Our client is proposing to develop a single-family detached community consisting of 20 residential lots at a density of 3.92 units per acre. House plans will include two two-story homes and one single-story home ranging in size from 3,268 up to 3,971 square feet. The proposed two-story homes will feature 2-car garages and 2-car driveways, and the single-story home will feature a 3-car garage and 3-car driveway. The houses will meet all setback requirements for an RS5.2 development. This development will require a total of 44 parking spaces (2.2 p.s. per lot x 20 lots), by utilizing the two garage parking spaces, two-car driveway spaces and one on-street parking space per lot (min of 5.0 p.s.), the site will provide over 100 parking spaces which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan
Director of Planning Services
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0066-MAVERIK INC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-20-601-010

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Durango Drive to accommodate detached sidewalks. The plan also depicts vacation of patent easements within the subject site, as they are no longer needed for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400115-11	Waiver of conditions of zone change (ZC-0552-10) requiring no access to Blue Diamond Road in conjunction with an approved convenience store.	Approved by BCC	March 2012
ZC-0552-10	Zone change from H-2 zone to C-2 zone; use permit to reduce separation from proposed convenience store to residential use; waiver of development standards to allow alternative landscaping along arterial street, off-site improvements & non-standard improvement within right-of-way; design review convenience store and service station	Approved by BCC	January 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Corridor Mixed-Use (less than 18 du/ac)	H-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use (less than 18 du/ac)	CG	Undeveloped (approved vehicle wash)
West	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped

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

Related Applications

Application Number	Request
UC-26-0065	Use permit, waiver of development standards and design review for a vehicle wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

**CONTACT: BARGHAUSEN CONSULTING ENGINEERS, INC., 18215 72ND AVENUE
SOUTH, KENT, WA 98032**



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0066

16A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 02/25/26

Location: Refer to listing on other side

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

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PLANNING COMMISSION (PC)

Date: Click to enter a date. 03/17/26 Time: 7:00 PM

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

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5715 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
 ASSESSOR PARCEL #(s): 17620601010
 PROPERTY ADDRESS/ CROSS STREETS: SWC Blue Diamond Rd and S Durango Dr, Las Vegas, NV, 89178

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed express car wash. Please see attached Project Description.

PROPERTY OWNER INFORMATION

NAME: MAVERIK, INC
 ADDRESS: 185 S STATE ST # 800
 CITY: SALT LAKE CITY STATE: UT ZIP CODE: 84111
 TELEPHONE: 515-494-2151 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Quick Quack Car Wash - Don Shiveley
 ADDRESS: 6020 West Oak Blvd. Suite 300
 CITY: Rocklin STATE: CA ZIP CODE: 95765
 TELEPHONE: 801-550-7739 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Isaac Anzlovar
 ADDRESS: 18215 72nd Avenue South
 CITY: Kent STATE: WA ZIP CODE: 98032
 TELEPHONE: 425-656-7447 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)*

Joshua House

 Property Owner (Print)

9/12/25

 Date

January 22, 2026

Clark County
Current Planning Division
500 South Grand Central Parkway, Suite 1
Las Vegas, NV 8915

RE: Justification Letter
Quick Quack Car Wash (61-056)
6135 West Russell Road, Las Vegas, Nevada 89118
APR. 25-100246 / Our Job No. 23546

Core States Group is pleased to provide you with our Justification Letter for the proposed Quick Quack Car Wash located in Las Vegas, Nevada.

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with three (3) vehicle queuing lanes. The proposed site improvements include 18 vacuum stations, three (3) employee parking stalls, one (1) trash enclosure, two (2) vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping. The proposal also includes a vacation and patent easement abandonment request along the site's most westernmost five (5) feet of the Durango Drive right-of-way to remove the required five (5) foot frontage landscape planter from the Durango Drive right-of-way.

The subject property consists of one (1) parcel (Parcel No. 17620601010) with an area of 1.98 acres (86,181 square feet). The subject property is zoned General Commercial (CG), and the County's Development Standards identify that a Special Use Permit is required to entitle the project because the proposed car wash will be within 200 feet of a residential property that is subject to residential adjacency standards. The project also includes a request to expunge the use permit, waiver development standards and design review conditions set forth in ZC-0552-10 for a gas station facility that was entitled on the subject property in the past, but was never constructed.

Site Design and Orientation

The project proposes new rights in/out driveways on to Blue Diamond Road and South Durango Drive. These proposed driveways will connect to create an access drive aisle along the site's west and south property lines. The Quick Quack showroom is located within the northern portion of the project site and is oriented parallel to Blue Diamond Road. The entrance to the vehicle wash starts in the southern portion of the project site and runs parallel to the southern property line to maximize queueing. Customers will exit the car wash in the northwest corner of the project site.

Vehicle vacuum stations for customers are located between the vehicle showroom and the Quick Quack dual queuing lanes.

Architecture

The proposed buildings and structure will include green metal roofing and neutral toned finishes for exterior walls. The car wash showroom building will have a maximum height of 29 feet and features modulation with a tower element near the car wash’s vehicle entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer development in the vicinity of the project site. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Waiver of Development Standards

A Waiver of Development Standards is requested from Section 30.04.06(E)(2) to allow the proposed Quick Quack Car Wash to be located within 200 feet of residential properties located to the south and west of the project site. Table 1, below, identifies the distances between the project’s car wash operational elements and the adjacent residential properties.

To mitigate potential impacts to surrounding residential uses, perimeter landscaping and an 8-foot-tall CMU screen wall are proposed along the subject property’s western and southern property lines. In addition, the project site plan and building design have been developed to be consistent with the County’s Residential Adjacency Standards. Lastly, the showroom building has been oriented parallel to Blue Diamond Road so that the car wash entrance and exit are not directed toward the existing residential homes located south of the subject property.

Table 1: Car Wash Operation Elements Distance from Residential Properties		
Car wash operations element	Distance to developed residential property to the south	Distance to vacant residential property to the west
Vehicle stacking lanes	108.3-feet	54.3-feet
Quarterback Station (Attendant booth)	153.1-feet	195.6-feet
Pay station	108.1-feet	213.4-feet
Vacuum station bay (including vacuum equipment enclosures)	170.6-feet	95.8-feet
Car wash building	243.6-feet	94.5-feet
Trash Enclosure	150.8-feet	50-feet

Special Use Permit Approval Criteria

CCMC 30.06.05.D identifies the criteria for the County to grant a Special Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Special Use Permit approval criteria.

1. Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

Response: Clark County 30.03.06.16 identifies that Vehicle Washes shall not be within 200 feet of any area subject to Residential Adjacency standards, unless a Special Use Permit is issued for the proposed Vehicle Wash. As identified in Table 1 above, the project proposes car wash operation elements within the required 200-foot setback. The proposed project seeks relief from this requirement by providing supplemental mitigation measures to mitigate impacts to the adjacent residential area to the west and south of the subject property. The project is aligned with the goals, objectives, and standards of the Master Plan as well as aligned with the intention of the CG zone. This proposal includes a Special Use Permit application for the Planning Commission's consideration and approval. Below are answers to Special Use Permit approval criteria.

2. The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

Response: The proposed Quick Quack Car Wash will be in harmony with the Clark County Master Plan. The project is designed to meet the County's development and building standards for a new development in the CG zone, engineering design standards, noise standards, and all applicable County and State requirements. Below are the Master Plan policies that the project implements.

- Policy 1.3.3: Neighborhood Services: Encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike.
- Policy 1.4.1: Neighborhood Improvements: Support efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience.
- Policy 1.4.4: Infill And Redevelopment: Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Establish more detailed guidance in conjunction with periodic updates to planning area land use plan maps and area-specific goals and policies.

- Policy 6.2.2: Sustainable Site Design And Development Practices: Encourage the use of sustainable site design and development practices in new construction projects.
3. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare.

Response: The proposal will not adversely affect the established character of the development within the vicinity of the subject property. The property to the east of the subject property is zoned General Commercial General (CG) and occupied by similar vehicle oriented commercial uses. The property to the north is zoned as General Highway Frontage (H-2) and are currently vacant. The project's site and structures have been design to be consistent with the County's development standards for the CG zone to ensure that the project is consistent with the surrounding commercial properties and does not create an adverse impact to those properties and the surrounding roads.

The properties to the south of the subject property are triplex homes in the residential Multi-family 18 (RM18) zone and the property to the west is vacant land in the Residential Multi-family 32 (RM32) zone. To screen the proposed car wash from the neighboring residential properties and to ensure the project does not create a adversely impact, perimeter landscaping and a wall is proposed on the subject property's west and south property lines. In addition, project site plan and buildings have been design to be consistent with the County's Residential Adjacency Standards. Lastly, the showroom building has been oriented to be parallel to Blue Diamond Rd so that the car wash entrance and exit are not directed at the exiting residential homes to the south of the subject property.

4. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Response: The proposed Quick Quack Car Wash will not impose an undue burden on the existing utilities and surrounding transportation system. All required permits will be obtained from the County and utility providers (water, sewer, electricity, telephone, etc.) prior to the construction of the project.

Design Review Approval Criteria

CCMC 30.06.05.B identifies the criteria for the County to grant approval for a Design Review. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Design Review approval criteria.

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

Response: As identified in the Development Code Compliance table below, the project has been designed to comply with all applicable design standards in Clark County Code Title 30.

This will ensure that the project’s design is compatible with the surrounding commercial development and will have minimal impact on the neighboring residential and commercial properties. In addition, the project includes frontage improvements along the site’s South Durango Drive frontage that will tie into the existing sidewalks and will provide safe walking conditions for pedestrians around the site. Lastly, the project includes interior drive aisles and sidewalks to ensure safe circulation patterns for cars and pedestrians within the project site.

2. Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance

Response: The buildings and structures that are included in the project will be designed to be compatible with surrounding buildings and with the architectural standards for non-residential uses in Clark County Code Title 30. The design of the showroom building will include green metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the vehicle entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Response: The project proposes new right in/out driveways on to Blue Diamond Road and South Durango Drive that will provide vehicles with a safe location to access and exit the site. Interior Drive aisles and sidewalks are also included within the project site to provide safe walking and driving conditions for pedestrians and vehicles. In addition, the project will construct frontage improvements along the site’s South Durango Drive frontage thar will include sidewalks which will tie into the existing South Durango Drive sidewalk to the south of the project site.

Development Code Compliance (Clark County Code Title 30)

Development Standards	Required	Proposed
30.03.06(B)(16) Vehicle Wash Use Standards		
Facility servicing automobiles and off-highway vehicles	A facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency.	The proposed Quick Quack Car Wash will be located within 200-feet of properties subject to residential adjacency standards to the west and south of the project site. A Special Use Permit application is included with this submittal to allow the

		proposed Quick Quack Car Wash on the project site
Facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft.	A facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft shall not be within 750 feet of any area subject to §30.04.06, Residential Adjacency, and shall require approval of a Special Use Permit, as described in §30.06.05D, Special Use Permit (UC).	Not applicable, the proposed Quick Quack Car Wash will not serve commercial vehicles, trailers, recreational vehicles, or watercrafts
30.02.14(B) Commercial General Standards		
Front yard setback	10 feet	25 feet
Rear yard setback	0 feet	150 feet
Side Interior yard setback	0 feet	48 feet
Side Street yard setback	10 feet	55 feet
Building height	50 feet	29 feet
Lot area, Minimum	No minimum	86,181 square feet (1.98 acres)
Lot Coverage Maximum	60%	5%
30.04.01(D)(7) Street Landscaping		
Detached sidewalk landscaping	Minimum 15-foot-wide area including: <ul style="list-style-type: none"> • Five (5) foot-wide meandering sidewalk • Five (5) foot wide planter strip on each side of the side walk. 	The project proposes a five (5) foot landscape strip on either side of a five (5) foot sidewalk along South Durango Drive.
Perimeter Landscaping	Six (6) foot-wide minimum landscaping strip shall be provided along a public street.	Six (6) foot wide landscape strip along the site's west and south property line.
30.04.01(D)(8) Parking Lot Landscaping		
Landscape Island	One (1) island required (One island per six (6) parking stalls).	One (1) Island
Landscape island minimum width	Six (6) feet wide	14-feet wide
Parking lot tree requirement	One (1) large or medium tree per 6 parking spaces.	One (1) Tree

30.04.02 Buffering and Screening		
Applicability	When adjacent to property in a less intense zoning district as follows: i. Nonresidential development in a residential district. ii. An RM district adjacent to an RS or PF district; iii. A commercial district adjacent to a residential or PF district; or iv. An industrial district adjacent to a commercial, residential, or PF district.	An eight (8) foot tall decorative screening wall is provided along the west property line. The project proposes to maintain the existing wall along the sites southern property line.
30.04.03 Fences and Walls		
Maximum height	Eight (8) feet	Eight (8) feet
Allowed Materials	a) Brick, stone, stucco, and decorative concrete masonry unit (CMU); b) Wrought iron and metal picket; c) Pre-cast, naturally colored concrete that convincingly replicates the appearance of brick, stone, stucco, and CMU fence; d) Closed style wood or stockade fencing; e) Omega (welded wire); f) Wood or concrete 3-rail or split rail; g) Chain link with or without weather-resistant color; h) Composite wood; i) Durable vinyl; and j) Durable aluminum. k) In the Nonurban Area, traditional farm fencing	Concrete masonry unit (CMU)

	(i.e., smooth wire mounted on posts) or alternative fencing used to confine domestic animals is also allowed, provided all fencing is compatible with the rural character of the immediate area.	
30.04.04 Parking		
Minimum Parking	3 stalls required (two Spaces, plus one space per employee).	3 employee parking stalls
Parking Stall dimensions	9 feet x 18 feet	9 feet x 18 feet
Width of Driveway Aisle	24 feet	30 feet
30.04.05 (D) General Site and Building Design Requirements		
Off-site Pedestrian Connectivity	Five (5) foot-wide sidewalks shall be provided on to the street.	A five (5) foot sidewalk is provided to the existing sidewalk along South Durango Drive
On-site Pedestrian Connectivity	All nonresidential and multi-family development shall provide on-site pedestrian walkways five (5) feet-wide, connecting the following areas: <ol style="list-style-type: none"> 1) the parking lot to each on-site building entrance and between all buildings for parking lot connection requirements; 2) Public building entrances, public sidewalks or walkways on or adjacent to the site, and adjacent properties; 3) Adjacent public transit stop areas and primary building entrances; 	A minimum five (5) foot-wide sidewalk is provided to the parking lot and to all structures on the project site.

	<ol style="list-style-type: none"> 4) Internal walkways to adjacent public sidewalks; 5) Any adjacent or abutting public park, greenway, open space, trail, or other civic use such as schools, places of worship, public recreational facilities, or government offices; and 6) All adjacent land uses and developments. 	
Walkways/Crosswalks	<p>On-site pedestrian walkways and crosswalks shall use 1 or more of the following methods:</p> <ol style="list-style-type: none"> 1) Changing of paving material, pattern, or color, but not painting the material; 2) Decorative bollards; 3) Raised median walkways with landscaping; or 4) Stamped or stained concrete. 	The project includes stripped pedestrian crosswalks.
Screening of Mechanical Equipment - Ground	Mechanical equipment visible from any public street shall be screened 1 foot past the height of the equipment.	Not applicable. No mechanical equipment is proposed that is visible for the street.
Screening of Mechanical Equipment – Roof	Roof-mounted equipment visible from any public street within 100 feet of the building shall be screened to at least the height of the equipment.	All roof-mounted mechanical equipment will be screened by the roof parapets.
Trash Enclosure – Height	Have walls at least one (1) foot higher than the height of the trash receptacle;	The proposed trash enclosures is approximately ten (10) feet tall.

Trash Enclosure – Material	Be constructed of masonry, concrete block, or other durable opaque material;	The proposed trash enclosure will be constructed out of concrete blocks with a metal roof.
Trash Enclosure – Gate	Provide screened gates;	The proposed trash enclosure has a screen gate.
Trash Enclosure – Concrete floor	Have a concrete floor extending 5 feet beyond the gates;	The proposed trash enclosure has a concrete floor that extends five (5) feet beyond the gate.
Trash Enclosure – Location	Not be located between the building and the primary street frontage, unless there is no other option, in which case the enclosure shall incorporate building materials and colors consistent with the primary building; or varied.	The proposed trash enclosure is located behind the car wash showroom building.
Trash Enclosure – Setback	Not be located in any building setbacks;	The proposed trash enclosure is located outside of all building setbacks.
Trash Enclosure – Gate Location	Not have gates that open into any drive aisle or street so as to obstruct the movement of vehicles;	The proposed trash enclosure is setback from the site’s internal drive aisle so the gates do not open onto the drive aisle.
Trash Enclosure – ventilation	Provide ventilation, if covered.	The proposed trash enclosure includes mesh in between the concrete block siding and roof.
Trash Enclosure – Recycling	Provide recycling containers in at least 1 enclosure on a property. This provision shall not be waived.	A recycling container will be included in the trash enclosure.
Building Materials – Permanent Structures	All buildings shall be permanent structures and shall not be constructed of a temporary membrane or other tent-like material.	All the project’s building and structures will be permanent structures and will not be constructed of temporary membrane or other tent-like material.
Building Materials – Exterior Siding	Exterior siding shall consist, or give the appearance, of the following building	The project’s showroom building, quarterback station, and trash enclosure will be

	<p>materials and decorative styles.</p> <ul style="list-style-type: none"> a) Glass, masonry, metal, stucco, and wood. When metal elements are incorporated in primary structures, those elements must be decorative b) Highly reflective materials shall not be used. 	<p>constructed using masonry and have glass and metal decorative accents. No highly reflective material will be used in the project's design.</p>
Accessory Uses and Structures – Setbacks	Accessory uses and structures shall meet the applicable zoning district setbacks.	All accessory structures are located outside of all required setbacks and yards.
30.04.05(G) Design Standards for Nonresidential Development		
Four-Sided Architecture	Architectural features shall be provided on all facades of a structure that are visible from a public right-of-way. Blank walls are prohibited.	Windows and awnings are proposed along the showroom building's façade that faces Blue Diamond Road. There are also yellow archways above the vehicle entrance and exit of the showroom building.
Horizontal Articulation	<p>For each 50 linear feet of building elevation or portion thereof, each elevation of the building shall incorporate at least 2 of the following components</p> <ul style="list-style-type: none"> a) Variations in roof line or variations in roof height of 2 feet or more; b) Changes in wall plane of 12 inches or more; c) Variations in the arrangement and recessing of windows; d) Recognizable changes in texture, material, or surface colors; e) Engaged columns; or 	The showroom building includes changes in roof height of more than two (2) feet and includes yellow pilasters.

	f) Minimum 2-foot parapet return.	
Vertical Articulation	Buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50% of the total building height. See Figure 30.04-12.	Not applicable. The project's showroom building is one story.
Building Entrances	<ul style="list-style-type: none"> i. Buildings with street frontage shall have a customer entrance facing the street. Multi-tenant buildings do not require separate entrances per each tenant space. ii. The primary entrance to a building shall be articulated with architectural elements to define the entrance. For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements. These elements may include pediments, columns, porticos, porches, awnings, and overhangs. See Figure 30.04-13. iii. All ground-floor customer entrances shall be covered or inset. iv. Public entrances accessed from a parking lot shall provide the same architectural elements as a street- 	<p>The project does not include public building entrances. All entrance doors into the project's buildings will be located restricted to employees only.</p> <p>The entrance and exit to the car wash will include brand specific, yellow archways.</p>

	facing frontage, unless access is taken from an enclosed parking structure or if access is restricted to use by staff or employees.	
Access, Ingress/Egress, and Parking - On-Site Access Control	Landscaping or a physical barrier is required along the entire frontage of the property, except where legally approved driveways exist.	Landscaping is provided along the site's Blue Diamond Rd frontage, South Durango Drive frontage, and along the site's access drives.
Access, Ingress/Egress, and Parking – Separation	All nonresidential buildings, structures, and parking and loading areas shall be physically separated from all streets by vertical curbs, other suitable barriers and landscaping to prevent unchanneled motor vehicle access.	A curb is provided to separate All buildings, structures, and parking from all streets.
Drive-Thru Service-Drive thru lane separation	The drive-thru lane shall be separated from the adjacent drive aisles and pedestrian connections in the parking lot and designed and located to avoid obstruction of parking spaces in the lot.	The car wash drive-thru lane and queuing lanes are separated by landscaping and a hard curb from the project's drive aisles, vehicle vacuum area, and parking.
Drive-Thru Service-Stacking	Stacking spaces shall accommodate the stacking of vehicles as determined by a queueing analysis.	The project's design includes three vehicle queueing lanes with enough stacking space for 26 cars.
Drive-Thru Service-Structures	Free-standing drive-thru structures are not required to comply with the architectural design requirements of this subsection G, but shall be subject to compliance with any conditions imposed, as described in §30.06.05A, Administrative Design Review (ADR).	The project's pay station canopy includes similar material and colors as the other buildings and structures on the project site.

Roll-Up Overhead Doors and Service/Loading Areas	Service/loading areas, and/or buildings with roll-up overhead doors, shall be in the rear of the property, internal to the development, in a service yard directed away from public rights-of-way, screened to block their view from public rights-of-way or along a side property line farthest from any residential use or zone.	Roll-up doors are included at the car wash exit and entrance. Roll-up doors will only be closed while the business is closed for security purposes.
30.04.06 Residential Adjacency		
Vehicular Access	Multi-family or nonresidential development access is not permissible from residential local streets, unless the street is the sole means of access.	The project does not propose vehicular access to residential local streets. The project will take access off of Blue Diamond Rd and South Durango DR.
Grading	All grading shall: <ol style="list-style-type: none"> 1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line. 2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line. 3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line. 4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line 	The project's grading complies with the grading standards.
Site Orientation	Higher-activity areas of development, such as	There is no higher-activities area proposed within 100 feet

	parking, circulation, loading and delivery areas, and clubhouses, shall not be adjacent to areas subject to Residential Adjacency standards.	of the project site south and east property line
Building Facades	Building facade design, including roof lines and roof treatments, shall be consistent for all sides of a building visible from a public street or residential district.	The project includes four (4) sided architecture. All buildings and structures include similar colors and materials to provide a cohesive appearance throughout the project site.
Setbacks – Step back	For any portion of a building above 35 feet in height, a 1-foot horizontal step back is required for each foot of height over 35 feet. The step back shall be measured from the property line.	Not applicable. The showroom building’s maximum height is 29-feet.
Setbacks – Height Limit	No portion of a building shall exceed the following height limits: a) Sixty feet for buildings within 100 feet of a single-family use or zoning district. b) One hundred feet for buildings within 200 feet of a single-family use or zoning district. See Figure 30.04-18.	Not applicable. The showroom building’s maximum height is 29-feet.
Signs – Illumination	Illuminated signs are not permissible on a rear or side of a building that faces an adjacent property in a residential district.	A separate sign permit will be for the project signs.
Signs – Wall Illumination	Except for reverse-lit signs, illuminated wall signs on the front of buildings shall not face an area subject to Residential Adjacency standards unless separated by a street.	A separate sign permit will be for the project signs.

Signs – Visibility	Any signs adjacent to and visible from residential districts shall be designed to minimize visibility from adjacent residential districts. Internally illuminated signs shall not be oriented toward residential districts.	A separate sign permit will be for the project signs.
Signs – Visibility Illumination	Any sign located within 100 feet of an area subject to Residential Adjacency standards that is or will be visible from such property may not be internally or externally illuminated. Metal halide bulbs are prohibited.	A separate sign permit will be for the project signs.
Signs – Illumination Levels	The luminance of Electronic Message Units visible from an area subject to Residential Adjacency standards shall be reduced by 25%.	A separate sign permit will be for the project signs..
Signs – External lighting	External lighting for signs shall be shielded and directed away from any area subject to Residential Adjacency standards.	A separate sign permit will be for the project signs.
Signs – Hour of operation	With the exception of directional and emergency signs related to hazards, illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m.	A separate sign permit will be for the project signs.
Freestanding sign height	In areas subject to Residential Adjacency standards, freestanding signs: i. Shall not exceed a height of 20 feet; ii. Shall not be placed within 60 feet of an area	A separate sign permit will be for the project signs..

	<p>subject to Residential Adjacency; and</p> <p>iii. Are prohibited on lots measuring less than 1 acre in size within a residential zoning district.</p>	
Spillover lighting – Light Height	Limit the height of on-site lighting within 100 feet of any single-family residential zoning district to 18 feet in height.	All lighting within 100 feet of the site’s east and south boundaries will be less than 18 feet tall.
Spillover lighting – Shielding	Shall lengthen, cutoff, and fully shield all lighting fixtures so the lamp is not visible from existing residential lots.	All lights will include shielding.
Trash Enclosure	Except for single-family residences, areas containing outdoor garbage or recycling containers shall not be within 50 feet of an adjacent residential district unless no other feasible option is available, and impacts to adjacent properties are mitigated.	The project’s trash enclosure is approximately 50 feet away from the site’s east property line and 150 feet from the site’s southern property line.
Parking – location	<p>To minimize parking impacts of nonresidential uses on residential areas, parking shall be established in 1 or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list and shall demonstrate why that location was selected over other alternatives.</p> <p>i. Along lot lines adjacent to nonresidential development; ii. On the side of a corner lot not</p>	The project’s parking area is located behind the showroom building and is approximately 210 feet from the site’s east property line and 170 feet from the sites south property line.

	<p>facing the primary street frontage; ii. iii. Behind the building; iii. iv. Along lot lines adjacent to residential uses.</p>	
Parking-Screening	<p>Parking areas for nonresidential development within 30 feet of a residential district, and not separated by a primary building, or otherwise buffered shall be subject to §30.04.02, Buffering and Screening.</p>	<p>Not applicable, the parking area is located approximately 210 feet from the site's east property line and 170 feet from the sites south property line.</p>
Cut-Through Traffic	<p>Development shall avoid design that encourages cut-through traffic on residential local streets.</p>	<p>The project site does not proposed to be accessed from the neighboring residential properties</p>

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Isaac Anzlovar
Project Planner

IA/jd/sdb
23546c.001.docx

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0065-MAVERIK INC:

USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
176-20-601-010

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation for a proposed vehicle wash to 54 feet where a minimum of 200 feet is required per Section 30.04.06 E (a 73% reduction)

LAND USE PLAN:
ENTERPRISE -CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 9293 S. Durango Drive
- Site Acreage: 2.03
- Project Type: Vehicle wash facility
- Building Height (feet): 11 (pay station canopy)/11 (vacuum canopy)/29 (vehicle wash tunnel)
- Square Feet: 3,366 (vehicle wash tunnel)
- Parking Required/Provided: 5/5
- Sustainability Required/Provided: 7/4

Site Plans

The plans depict a new vehicle wash facility at the southwest corner of Durango Drive and Blue Diamond Road. The plans depict the internal circulation pattern with ingress/egress from Blue Diamond Road and Durango Dive. These proposed driveways will connect to create an access drive aisle along the site's west and south property lines. The vehicle wash tunnel faces in an east-west direction and is located in the north portion of the parcel. The entrance to the vehicle wash facility starts in the southern portion of the project site with 3 queuing lanes that run parallel to the southern property line to maximize queueing. The queuing lanes are 100 feet from

the south property line, adjacent to the existing multi-family development which lead to a pay station. Customers will then travel north to the ingress of the wash tunnel and egress from the tunnel at the northwest corner of the site. 18 vacuum stations are located to the south of the tunnel. Additionally, 5 parking spaces are provided to the south of the tunnel and at the southwest corner of the site. Lastly, a trash enclosure is located 50 feet from the west property line.

Landscaping

The plans depict buffering and screening consisting of an 8 foot high decorative wall along the south and west property lines 15 feet wide landscape buffer consisting of double rows of evergreen trees, with each row planted offset from one another. In each row, trees will be planted 20 feet apart on center. Medium trees are proposed along Blue Diamond Road within a 25 feet wide landscape strip with trees spaced at 20 feet on center. Along Durango Drive, two, 5 feet wide landscape strips are provided on both sides of a detached sidewalk, with medium trees spaced at 20 feet on center.

Elevations

The plans depict a new tunnel with a green metal roofing and yellow and neutral toned finishes for exterior walls with a maximum height of 29 feet. The vehicle wash tunnel incorporates horizontal articulation features with parapet walls, pop-out columns to break up the vertical mass. Decorative features include architectural elements including yellow arched entrance and exit and yellow pilasters. The exterior materials of the building will include split face CMU panels, steel columns and beam, metal roof, parapet cap, and includes subdued colors. The pay station canopy is 11 feet tall and has a green metal roof with columns and gates. The vacuum station canopies are 11 feet high with a green metal roof and steel columns.

Floor Plans

The plans depict a vehicle wash tunnel with electric room, equipment room, employee lounge, and restroom. The overall size of the vehicle wash building is 3,366 square feet.

Applicant's Justification

The applicant states the requested use permit and waiver of development standards are due to reduced separation from adjacent residential uses which will be mitigated by 8-foot-tall CMU screen walls that are proposed along the subject property's western and southern property lines. The vehicle wash tunnel has been oriented parallel to Blue Diamond Road so that the carwash entrance and exit are not directed toward the existing residential homes located south of the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400115-11	Waiver of conditions of zone change (ZC-0552-10) requiring no access to Blue Diamond Road in conjunction with an approved convenience store	Approved by BCC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0552-10	Zone change from H-2 zone to C-2 zone; use permit to reduce separation from proposed convenience store to residential use; waiver of development standards to allow alternative landscaping along arterial street, off-site improvements & non-standard improvement within right-of-way; design review convenience store and service station	Approved by BCC	January 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Corridor Mixed-Use (less than 18 du/ac)	H-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use (less than 18 du/ac)	CG	Undeveloped (approved vehicle wash)
West	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped

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

Related Applications

Application Number	Request
VS-26-0066	Vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
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.

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.

Use Permit & Waiver of Development Standards

The vehicle wash is allowed in the Commercial General (CG) zone without a special use permit if the 200 foot separation is provided from any residential development. The 200-foot separation for a vehicle wash is to mitigate certain potential impacts, such as noise and pollution. Residential adjacency standards apply to the vacant lot to the west of the subject site which is zoned RM32 with a Planned Land Use of Compact Neighborhood, as well as to the existing residential development to the south. The distance from the proposed facility to the undeveloped residential property to the west is 47 feet and to the existing residential development to the south is approximately 100 feet. The visual and audible impacts of the vehicle wash may have significant impacts on the adjacent existing residential properties. Given that the site is adjacent to residential properties, staff finds that the use is not compatible with the surrounding uses and may result in a substantial or undue adverse effect on adjacent properties. Based on the above findings, staff cannot support this request.

Design Review

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

The proposed vehicle wash facility and related structures meet the non-residential design standards of Title 30. A trash enclosure is provided and will meet the residential separation of 50 feet. The parking area and pedestrian walkways have been provided and will facilitate safe vehicular and pedestrian navigation. However, staff is not supporting the requested use permit and waiver of development standards. Additionally, the applicant has not provided all of the required sustainability measures as outlined in Title 30. Therefore, staff cannot support the proposed design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements along Blue Diamond Road.

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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0391-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

CONTACT: BARGHAUSEN CONSULTING ENGINEERS, INC., 18215 72ND AVENUE SOUTH, KENT, WA 98032



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0065

17A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 02/25/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 03/17/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
 ASSESSOR PARCEL #(s): 17620601010 _____
 PROPERTY ADDRESS/ CROSS STREETS: SWC Blue Diamond Rd and S Durango Dr, Las Vegas, NV, 89178 _____

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed express car wash. Please see attached Project Description.

PROPERTY OWNER INFORMATION

NAME: MAVERIK, INC _____
 ADDRESS: 185 S STATE ST # 800 _____
 CITY: SALT LAKE CITY _____ STATE: UT _____ ZIP CODE: 84111 _____
 TELEPHONE: 515-494-2151 _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Quick Quack Car Wash - Don Shiveley _____
 ADDRESS: 6020 West Oak Blvd. Suite 300 _____
 CITY: Rocklin _____ STATE: CA _____ ZIP CODE: 95765 _____
 TELEPHONE: 801-550-7739 _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Isaac Anzlovar _____
 ADDRESS: 18215 72nd Avenue South _____
 CITY: Kent _____ STATE: WA _____ ZIP CODE: 98032 _____
 TELEPHONE: 425-656-7447 _____ 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)*

Joshua House

 Property Owner (Print)

9/12/25

 Date

January 22, 2026

Clark County
Current Planning Division
500 South Grand Central Parkway, Suite 1
Las Vegas, NV 8915

RE: Justification Letter
Quick Quack Car Wash (61-056)
6135 West Russell Road, Las Vegas, Nevada 89118
APR. 25-100246 / Our Job No. 23546

Core States Group is pleased to provide you with our Justification Letter for the proposed Quick Quack Car Wash located in Las Vegas, Nevada.

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with three (3) vehicle queuing lanes. The proposed site improvements include 18 vacuum stations, three (3) employee parking stalls, one (1) trash enclosure, two (2) vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping. The proposal also includes a vacation and patent easement abandonment request along the site's most westernmost five (5) feet of the Durango Drive right-of-way to remove the required five (5) foot frontage landscape planter from the Durango Drive right-of-way.

The subject property consists of one (1) parcel (Parcel No. 17620601010) with an area of 1.98 acres (86,181 square feet). The subject property is zoned General Commercial (CG), and the County's Development Standards identify that a Special Use Permit is required to entitle the project because the proposed car wash will be within 200 feet of a residential property that is subject to residential adjacency standards. The project also includes a request to expunge the use permit, waiver development standards and design review conditions set forth in ZC-0552-10 for a gas station facility that was entitled on the subject property in the past, but was never constructed.

Site Design and Orientation

The project proposes new rights in/out driveways on to Blue Diamond Road and South Durango Drive. These proposed driveways will connect to create an access drive aisle along the site's west and south property lines. The Quick Quack showroom is located within the northern portion of the project site and is oriented parallel to Blue Diamond Road. The entrance to the vehicle wash starts in the southern portion of the project site and runs parallel to the southern property line to maximize queuing. Customers will exit the car wash in the northwest corner of the project site.

Vehicle vacuum stations for customers are located between the vehicle showroom and the Quick Quack dual queuing lanes.

Architecture

The proposed buildings and structure will include green metal roofing and neutral toned finishes for exterior walls. The car wash showroom building will have a maximum height of 29 feet and features modulation with a tower element near the car wash’s vehicle entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer development in the vicinity of the project site. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Waiver of Development Standards

A Waiver of Development Standards is requested from Section 30.04.06(E)(2) to allow the proposed Quick Quack Car Wash to be located within 200 feet of residential properties located to the south and west of the project site. Table 1, below, identifies the distances between the project’s car wash operational elements and the adjacent residential properties.

To mitigate potential impacts to surrounding residential uses, perimeter landscaping and an 8-foot-tall CMU screen wall are proposed along the subject property’s western and southern property lines. In addition, the project site plan and building design have been developed to be consistent with the County’s Residential Adjacency Standards. Lastly, the showroom building has been oriented parallel to Blue Diamond Road so that the car wash entrance and exit are not directed toward the existing residential homes located south of the subject property.

Table 1: Car Wash Operation Elements Distance from Residential Properties		
Car wash operations element	Distance to developed residential property to the south	Distance to vacant residential property to the west
Vehicle stacking lanes	108.3-feet	54.3-feet
Quarterback Station (Attendant booth)	153.1-feet	195.6-feet
Pay station	108.1-feet	213.4-feet
Vacuum station bay (including vacuum equipment enclosures)	170.6-feet	95.8-feet
Car wash building	243.6-feet	94.5-feet
Trash Enclosure	150.8-feet	50-feet

Special Use Permit Approval Criteria

CCMC 30.06.05.D identifies the criteria for the County to grant a Special Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Special Use Permit approval criteria.

1. Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

Response: Clark County 30.03.06.16 identifies that Vehicle Washes shall not be within 200 feet of any area subject to Residential Adjacency standards, unless a Special Use Permit is issued for the proposed Vehicle Wash. As identified in Table 1 above, the project proposes car wash operation elements within the required 200-foot setback. The proposed project seeks relief from this requirement by providing supplemental mitigation measures to mitigate impacts to the adjacent residential area to the west and south of the subject property. The project is aligned with the goals, objectives, and standards of the Master Plan as well as aligned with the intention of the CG zone. This proposal includes a Special Use Permit application for the Planning Commission's consideration and approval. Below are answers to Special Use Permit approval criteria.

2. The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

Response: The proposed Quick Quack Car Wash will be in harmony with the Clark County Master Plan. The project is designed to meet the County's development and building standards for a new development in the CG zone, engineering design standards, noise standards, and all applicable County and State requirements. Below are the Master Plan policies that the project implements.

- Policy 1.3.3: Neighborhood Services: Encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike.
- Policy 1.4.1: Neighborhood Improvements: Support efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience.
- Policy 1.4.4: Infill And Redevelopment: Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Establish more detailed guidance in conjunction with periodic updates to planning area land use plan maps and area-specific goals and policies.

- Policy 6.2.2: Sustainable Site Design And Development Practices: Encourage the use of sustainable site design and development practices in new construction projects.
3. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare.

Response: The proposal will not adversely affect the established character of the development within the vicinity of the subject property. The property to the east of the subject property is zoned General Commercial General (CG) and occupied by similar vehicle oriented commercial uses. The property to the north is zoned as General Highway Frontage (H-2) and are currently vacant. The project's site and structures have been design to be consistent with the County's development standards for the CG zone to ensure that the project is consistent with the surrounding commercial properties and does not create an adverse impact to those properties and the surrounding roads.

The properties to the south of the subject property are triplex homes in the residential Multi-family 18 (RM18) zone and the property to the west is vacant land in the Residential Multi-family 32 (RM32) zone. To screen the proposed car wash from the neighboring residential properties and to ensure the project does not create a adversely impact, perimeter landscaping and a wall is proposed on the subject property's west and south property lines. In addition, project site plan and buildings have been design to be consistent with the County's Residential Adjacency Standards. Lastly, the showroom building has been oriented to be parallel to Blue Diamond Rd so that the car wash entrance and exit are not directed at the exiting residential homes to the south of the subject property.

4. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Response: The proposed Quick Quack Car Wash will not impose an undue burden on the existing utilities and surrounding transportation system. All required permits will be obtained from the County and utility providers (water, sewer, electricity, telephone, etc.) prior to the construction of the project.

Design Review Approval Criteria

CCMC 30.06.05.B identifies the criteria for the County to grant approval for a Design Review. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Design Review approval criteria.

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

Response: As identified in the Development Code Compliance table below, the project has been designed to comply with all applicable design standards in Clark County Code Title 30.

This will ensure that the project’s design is compatible with the surrounding commercial development and will have minimal impact on the neighboring residential and commercial properties. In addition, the project includes frontage improvements along the site’s South Durango Drive frontage that will tie into the existing sidewalks and will provide safe walking conditions for pedestrians around the site. Lastly, the project includes interior drive aisles and sidewalks to ensure safe circulation patterns for cars and pedestrians within the project site.

2. Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance

Response: The buildings and structures that are included in the project will be designed to be compatible with surrounding buildings and with the architectural standards for non-residential uses in Clark County Code Title 30. The design of the showroom building will include green metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the vehicle entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Response: The project proposes new right in/out driveways on to Blue Diamond Road and South Durango Drive that will provide vehicles with a safe location to access and exit the site. Interior Drive aisles and sidewalks are also included within the project site to provide safe walking and driving conditions for pedestrians and vehicles. In addition, the project will construct frontage improvements along the site’s South Durango Drive frontage thar will include sidewalks which will tie into the existing South Durango Drive sidewalk to the south of the project site.

Development Code Compliance (Clark County Code Title 30)

Development Standards	Required	Proposed
30.03.06(B)(16) Vehicle Wash Use Standards		
Facility servicing automobiles and off-highway vehicles	A facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency.	The proposed Quick Quack Car Wash will be located within 200-feet of properties subject to residential adjacency standards to the west and south of the project site. A Special Use Permit application is included with this submittal to allow the

		proposed Quick Quack Car Wash on the project site
Facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft.	A facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft shall not be within 750 feet of any area subject to §30.04.06, Residential Adjacency, and shall require approval of a Special Use Permit, as described in §30.06.05D, Special Use Permit (UC).	Not applicable, the proposed Quick Quack Car Wash will not serve commercial vehicles, trailers, recreational vehicles, or watercrafts
30.02.14(B) Commercial General Standards		
Front yard setback	10 feet	25 feet
Rear yard setback	0 feet	150 feet
Side Interior yard setback	0 feet	48 feet
Side Street yard setback	10 feet	55 feet
Building height	50 feet	29 feet
Lot area, Minimum	No minimum	86,181 square feet (1.98 acres)
Lot Coverage Maximum	60%	5%
30.04.01(D)(7) Street Landscaping		
Detached sidewalk landscaping	Minimum 15-foot-wide area including: <ul style="list-style-type: none"> • Five (5) foot-wide meandering sidewalk • Five (5) foot wide planter strip on each side of the side walk. 	The project proposes a five (5) foot landscape strip on either side of a five (5) foot sidewalk along South Durango Drive.
Perimeter Landscaping	Six (6) foot-wide minimum landscaping strip shall be provided along a public street.	Six (6) foot wide landscape strip along the site's west and south property line.
30.04.01(D)(8) Parking Lot Landscaping		
Landscape Island	One (1) island required (One island per six (6) parking stalls).	One (1) Island
Landscape island minimum width	Six (6) feet wide	14-feet wide
Parking lot tree requirement	One (1) large or medium tree per 6 parking spaces.	One (1) Tree

30.04.02 Buffering and Screening		
Applicability	When adjacent to property in a less intense zoning district as follows: i. Nonresidential development in a residential district. ii. An RM district adjacent to an RS or PF district; iii. A commercial district adjacent to a residential or PF district; or iv. An industrial district adjacent to a commercial, residential, or PF district.	An eight (8) foot tall decorative screening wall is provided along the west property line. The project proposes to maintain the existing wall along the sites southern property line.
30.04.03 Fences and Walls		
Maximum height	Eight (8) feet	Eight (8) feet
Allowed Materials	a) Brick, stone, stucco, and decorative concrete masonry unit (CMU); b) Wrought iron and metal picket; c) Pre-cast, naturally colored concrete that convincingly replicates the appearance of brick, stone, stucco, and CMU fence; d) Closed style wood or stockade fencing; e) Omega (welded wire); f) Wood or concrete 3-rail or split rail; g) Chain link with or without weather-resistant color; h) Composite wood; i) Durable vinyl; and j) Durable aluminum. k) In the Nonurban Area, traditional farm fencing	Concrete masonry unit (CMU)

	(i.e., smooth wire mounted on posts) or alternative fencing used to confine domestic animals is also allowed, provided all fencing is compatible with the rural character of the immediate area.	
30.04.04 Parking		
Minimum Parking	3 stalls required (two Spaces, plus one space per employee).	3 employee parking stalls
Parking Stall dimensions	9 feet x 18 feet	9 feet x 18 feet
Width of Driveway Aisle	24 feet	30 feet
30.04.05 (D) General Site and Building Design Requirements		
Off-site Pedestrian Connectivity	Five (5) foot-wide sidewalks shall be provided on to the street.	A five (5) foot sidewalk is provided to the existing sidewalk along South Durango Drive
On-site Pedestrian Connectivity	All nonresidential and multi-family development shall provide on-site pedestrian walkways five (5) feet-wide, connecting the following areas: <ol style="list-style-type: none"> 1) the parking lot to each on-site building entrance and between all buildings for parking lot connection requirements; 2) Public building entrances, public sidewalks or walkways on or adjacent to the site, and adjacent properties; 3) Adjacent public transit stop areas and primary building entrances; 	A minimum five (5) foot-wide sidewalk is provided to the parking lot and to all structures on the project site.

	<ul style="list-style-type: none"> 4) Internal walkways to adjacent public sidewalks; 5) Any adjacent or abutting public park, greenway, open space, trail, or other civic use such as schools, places of worship, public recreational facilities, or government offices; and 6) All adjacent land uses and developments. 	
Walkways/Crosswalks	<p>On-site pedestrian walkways and crosswalks shall use 1 or more of the following methods:</p> <ul style="list-style-type: none"> 1) Changing of paving material, pattern, or color, but not painting the material; 2) Decorative bollards; 3) Raised median walkways with landscaping; or 4) Stamped or stained concrete. 	The project includes stripped pedestrian crosswalks.
Screening of Mechanical Equipment - Ground	Mechanical equipment visible from any public street shall be screened 1 foot past the height of the equipment.	Not applicable. No mechanical equipment is proposed that is visible for the street.
Screening of Mechanical Equipment – Roof	Roof-mounted equipment visible from any public street within 100 feet of the building shall be screened to at least the height of the equipment.	All roof-mounted mechanical equipment will be screened by the roof parapets.
Trash Enclosure – Height	Have walls at least one (1) foot higher than the height of the trash receptacle;	The proposed trash enclosures is approximately ten (10) feet tall.

Trash Enclosure – Material	Be constructed of masonry, concrete block, or other durable opaque material;	The proposed trash enclosure will be constructed out of concrete blocks with a metal roof.
Trash Enclosure – Gate	Provide screened gates;	The proposed trash enclosure has a screen gate.
Trash Enclosure – Concrete floor	Have a concrete floor extending 5 feet beyond the gates;	The proposed trash enclosure has a concrete floor that extends five (5) feet beyond the gate.
Trash Enclosure – Location	Not be located between the building and the primary street frontage, unless there is no other option, in which case the enclosure shall incorporate building materials and colors consistent with the primary building; or varied.	The proposed trash enclosure is located behind the car wash showroom building.
Trash Enclosure – Setback	Not be located in any building setbacks;	The proposed trash enclosure is located outside of all building setbacks.
Trash Enclosure – Gate Location	Not have gates that open into any drive aisle or street so as to obstruct the movement of vehicles;	The proposed trash enclosure is setback from the site’s internal drive aisle so the gates do not open onto the drive aisle.
Trash Enclosure – ventilation	Provide ventilation, if covered.	The proposed trash enclosure includes mesh in between the concrete block siding and roof.
Trash Enclosure – Recycling	Provide recycling containers in at least 1 enclosure on a property. This provision shall not be waived.	A recycling container will be included in the trash enclosure.
Building Materials – Permanent Structures	All buildings shall be permanent structures and shall not be constructed of a temporary membrane or other tent-like material.	All the project’s building and structures will be permanent structures and will not be constructed of temporary membrane or other tent-like material.
Building Materials – Exterior Siding	Exterior siding shall consist, or give the appearance, of the following building	The project’s showroom building, quarterback station, and trash enclosure will be

	<p>materials and decorative styles.</p> <ul style="list-style-type: none"> a) Glass, masonry, metal, stucco, and wood. When metal elements are incorporated in primary structures, those elements must be decorative b) Highly reflective materials shall not be used. 	<p>constructed using masonry and have glass and metal decorative accents. No highly reflective material will be used in the project's design.</p>
Accessory Uses and Structures – Setbacks	Accessory uses and structures shall meet the applicable zoning district setbacks.	All accessory structures are located outside of all required setbacks and yards.
30.04.05(G) Design Standards for Nonresidential Development		
Four-Sided Architecture	Architectural features shall be provided on all facades of a structure that are visible from a public right-of-way. Blank walls are prohibited.	Windows and awnings are proposed along the showroom building's façade that faces Blue Diamond Road. There are also yellow archways above the vehicle entrance and exit of the showroom building.
Horizontal Articulation	<p>For each 50 linear feet of building elevation or portion thereof, each elevation of the building shall incorporate at least 2 of the following components</p> <ul style="list-style-type: none"> a) Variations in roof line or variations in roof height of 2 feet or more; b) Changes in wall plane of 12 inches or more; c) Variations in the arrangement and recessing of windows; d) Recognizable changes in texture, material, or surface colors; e) Engaged columns; or 	The showroom building includes changes in roof height of more than two (2) feet and includes yellow pilasters.

	f) Minimum 2-foot parapet return.	
Vertical Articulation	Buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50% of the total building height. See Figure 30.04-12.	Not applicable. The project's showroom building is one story.
Building Entrances	<ul style="list-style-type: none"> i. Buildings with street frontage shall have a customer entrance facing the street. Multi-tenant buildings do not require separate entrances per each tenant space. ii. The primary entrance to a building shall be articulated with architectural elements to define the entrance. For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements. These elements may include pediments, columns, porticos, porches, awnings, and overhangs. See Figure 30.04-13. iii. All ground-floor customer entrances shall be covered or inset. iv. Public entrances accessed from a parking lot shall provide the same architectural elements as a street- 	<p>The project does not include public building entrances. All entrance doors into the project's buildings will be located restricted to employees only.</p> <p>The entrance and exit to the car wash will include brand specific, yellow archways.</p>

	facing frontage, unless access is taken from an enclosed parking structure or if access is restricted to use by staff or employees.	
Access, Ingress/Egress, and Parking - On-Site Access Control	Landscaping or a physical barrier is required along the entire frontage of the property, except where legally approved driveways exist.	Landscaping is provided along the site's Blue Diamond Rd frontage, South Durango Drive frontage, and along the site's access drives.
Access, Ingress/Egress, and Parking – Separation	All nonresidential buildings, structures, and parking and loading areas shall be physically separated from all streets by vertical curbs, other suitable barriers and landscaping to prevent unchanneled motor vehicle access.	A curb is provided to separate All buildings, structures, and parking from all streets.
Drive-Thru Service-Drive thru lane separation	The drive-thru lane shall be separated from the adjacent drive aisles and pedestrian connections in the parking lot and designed and located to avoid obstruction of parking spaces in the lot.	The car wash drive-thru lane and queuing lanes are separated by landscaping and a hard curb from the project's drive aisles, vehicle vacuum area, and parking.
Drive-Thru Service-Stacking	Stacking spaces shall accommodate the stacking of vehicles as determined by a queueing analysis.	The project's design includes three vehicle queueing lanes with enough stacking space for 26 cars.
Drive-Thru Service-Structures	Free-standing drive-thru structures are not required to comply with the architectural design requirements of this subsection G, but shall be subject to compliance with any conditions imposed, as described in §30.06.05A, Administrative Design Review (ADR).	The project's pay station canopy includes similar material and colors as the other buildings and structures on the project site.

Roll-Up Overhead Doors and Service/Loading Areas	Service/loading areas, and/or buildings with roll-up overhead doors, shall be in the rear of the property, internal to the development, in a service yard directed away from public rights-of-way, screened to block their view from public rights-of-way or along a side property line farthest from any residential use or zone.	Roll-up doors are included at the car wash exit and entrance. Roll-up doors will only be closed while the business is closed for security purposes.
30.04.06 Residential Adjacency		
Vehicular Access	Multi-family or nonresidential development access is not permissible from residential local streets, unless the street is the sole means of access.	The project does not propose vehicular access to residential local streets. The project will take access off of Blue Diamond Rd and South Durango DR.
Grading	All grading shall: <ol style="list-style-type: none"> 1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line. 2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line. 3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line. 4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line 	The project's grading complies with the grading standards.
Site Orientation	Higher-activity areas of development, such as	There is no higher-activities area proposed within 100 feet

	parking, circulation, loading and delivery areas, and clubhouses, shall not be adjacent to areas subject to Residential Adjacency standards.	of the project site south and east property line
Building Facades	Building facade design, including roof lines and roof treatments, shall be consistent for all sides of a building visible from a public street or residential district.	The project includes four (4) sided architecture. All buildings and structures include similar colors and materials to provide a cohesive appearance throughout the project site.
Setbacks – Step back	For any portion of a building above 35 feet in height, a 1-foot horizontal step back is required for each foot of height over 35 feet. The step back shall be measured from the property line.	Not applicable. The showroom building’s maximum height is 29-feet.
Setbacks – Height Limit	No portion of a building shall exceed the following height limits: a) Sixty feet for buildings within 100 feet of a single-family use or zoning district. b) One hundred feet for buildings within 200 feet of a single-family use or zoning district. See Figure 30.04-18.	Not applicable. The showroom building’s maximum height is 29-feet.
Signs – Illumination	Illuminated signs are not permissible on a rear or side of a building that faces an adjacent property in a residential district.	A separate sign permit will be for the project signs.
Signs – Wall Illumination	Except for reverse-lit signs, illuminated wall signs on the front of buildings shall not face an area subject to Residential Adjacency standards unless separated by a street.	A separate sign permit will be for the project signs.

Signs – Visibility	Any signs adjacent to and visible from residential districts shall be designed to minimize visibility from adjacent residential districts. Internally illuminated signs shall not be oriented toward residential districts.	A separate sign permit will be for the project signs.
Signs – Visibility Illumination	Any sign located within 100 feet of an area subject to Residential Adjacency standards that is or will be visible from such property may not be internally or externally illuminated. Metal halide bulbs are prohibited.	A separate sign permit will be for the project signs.
Signs – Illumination Levels	The luminance of Electronic Message Units visible from an area subject to Residential Adjacency standards shall be reduced by 25%.	A separate sign permit will be for the project signs..
Signs – External lighting	External lighting for signs shall be shielded and directed away from any area subject to Residential Adjacency standards.	A separate sign permit will be for the project signs.
Signs – Hour of operation	With the exception of directional and emergency signs related to hazards, illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m.	A separate sign permit will be for the project signs.
Freestanding sign height	In areas subject to Residential Adjacency standards, freestanding signs: i. Shall not exceed a height of 20 feet; ii. Shall not be placed within 60 feet of an area	A separate sign permit will be for the project signs..

	<p>subject to Residential Adjacency; and</p> <p>iii. Are prohibited on lots measuring less than 1 acre in size within a residential zoning district.</p>	
Spillover lighting – Light Height	Limit the height of on-site lighting within 100 feet of any single-family residential zoning district to 18 feet in height.	All lighting within 100 feet of the site’s east and south boundaries will be less than 18 feet tall.
Spillover lighting – Shielding	Shall lengthen, cutoff, and fully shield all lighting fixtures so the lamp is not visible from existing residential lots.	All lights will include shielding.
Trash Enclosure	Except for single-family residences, areas containing outdoor garbage or recycling containers shall not be within 50 feet of an adjacent residential district unless no other feasible option is available, and impacts to adjacent properties are mitigated.	The project’s trash enclosure is approximately 50 feet away from the site’s east property line and 150 feet from the site’s southern property line.
Parking – location	<p>To minimize parking impacts of nonresidential uses on residential areas, parking shall be established in 1 or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list and shall demonstrate why that location was selected over other alternatives.</p> <p>i. Along lot lines adjacent to nonresidential development; ii. On the side of a corner lot not</p>	The project’s parking area is located behind the showroom building and is approximately 210 feet from the site’s east property line and 170 feet from the sites south property line.

	<p>facing the primary street frontage;</p> <p>ii. iii. Behind the building;</p> <p>iii. iv. Along lot lines adjacent to residential uses.</p>	
Parking-Screening	<p>Parking areas for nonresidential development within 30 feet of a residential district, and not separated by a primary building, or otherwise buffered shall be subject to §30.04.02, Buffering and Screening.</p>	<p>Not applicable, the parking area is located approximately 210 feet from the site's east property line and 170 feet from the sites south property line.</p>
Cut-Through Traffic	<p>Development shall avoid design that encourages cut-through traffic on residential local streets.</p>	<p>The project site does not proposed to be accessed from the neighboring residential properties</p>

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Isaac Anzlovar
Project Planner

IA/jd/sdb
23546c.001.docx

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0064-LINDQUIST, PAUL & KAREN REVOCABLE TRUST & LINDQUIST, PAUL A. & KAREN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduced building separation for accessory structures in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Schirlls Street and north of Badura Avenue within Enterprise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

177-06-701-015

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the rear setback for an existing accessory structure (chicken coop with chicken run) where a minimum of 5 feet is required per Section 30.02.04B.
 - b. Eliminate the side setback for an existing accessory structure (chicken coop with chicken run) where a minimum of 5 feet is required per Section 30.02.04B.
 - c. Eliminate the rear setback for an existing accessory structure (shed) where a minimum of 5 feet is required per Section 30.02.04.
2. Reduce the building separation between shed and chicken coop with chicken run to 4 feet where 6 feet is required per Section 30.02.04 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6965 Schirlls Street
- Site Acreage: 0.52
- Project Type: Setback and separation
- Building Height (feet): 7 (chicken coop and chicken run)/8 (shed)
- Square Feet: 348 (chicken coop and chicken run)/168 (shed)

Site Plan

The plan depicts an existing single-family residence with driveway access from Schirlls Street. Along the rear (north) property line are 3 accessory structures:

A chicken coop with chicken run is located on the northwest corner of the property, with zero setback from the north property line (rear) and the west property line (side interior).

Lastly, a shed is located 4 feet east of the chicken coop with zero setback from the north property line (rear).

Landscaping

Landscaping is not a part of this request.

Floor Plan

The plan depicts 2 accessory structures: a 32 square foot chicken coop with an attached 312 square foot chicken run, and a 168 square foot shed.

Elevations

The photos show a chicken coop with an attached chicken run, both standing 6 feet high. They are constructed of wood, painted white, and reinforced with wire mesh for security.

The shed is 8 feet in height, built of brown wooden panels and topped with a durable shingle roof.

Applicant's Justification

The applicant is requesting waivers of development standards to allow 2 existing accessory structures, the chicken coop with an attached chicken run and shed, to remain in their current locations with reduced rear and side setbacks and building separation. The applicant states that all conditions for raising small livestock are being met, including a limit of 10 chickens (with 1 rooster). The applicant indicates the accessory structures are not visible from the street, as they are screened by 8 foot block walls and fruit trees. Neighbors support has been documented through submitted letters indicating no objections. The applicant states that granting the waivers will have no adverse impact on the neighborhood and will allow continued compliance with livestock regulations while maintaining property aesthetics.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-900358-04	Minor deviation to increase wall height	Approved by ZA	March 2004

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 residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-21315) for buildings without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that although similar structures exist in the immediate area, the lot has adequate space to accommodate required setbacks and separation. Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a justification as to why the structures could not be moved to meet the required setbacks and separation. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL A. LINDQUIST

CONTACT: PAUL LINDQUIST, 6965 SCHIRLLS STREET, LAS VEGAS, NV 89118

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

18A

APPLICATION NUMBER(s): WS-26-0064_

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

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

Date 2/25/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 3/17/2026 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: _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/26

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 177-06-701-015

PROPERTY ADDRESS/ CROSS STREETS: 6965 Schirlls Street, Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

We currently have a shed and chicken coop with and attached run in the northwest part of our property. We are requesting a Waiver of Development Standard to reduce the accessory structure (chicken coop) rear setback to 4 feet where 5 feet is required per Section 30.02.04. We are requesting a Waiver of Development Standard to reduce the accessory structure (chicken wire fence/run) rear setback to 0 feet where 5 feet is required per Section 30.02.04. We are also requesting a waiver of Development Standard to reduce the accessory structure (shed) rear setback to 0 feet where 5 feet is required per Section 30.02.04.

PROPERTY OWNER INFORMATION

NAME: Paul Lindquist and Karen Lindquist
ADDRESS: 6965 Schirlls Street
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL 310-971-6906

APPLICANT INFORMATION (information must match online application)

NAME: Paul Lindquist and Karen Lindquist
ADDRESS: 6965 Schirlls Street
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL 310-971-6906 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Paul Lindquist and Karen Lindquist
ADDRESS: 6965 Schirlls Street
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL 310-971-6906 ACELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)

Paul Lindquist
Property Owner (Print)
Karen Lindquist

11/26/25
Date

Justification Letter

We are writing this letter as part of our request and application to receive a Waiver of Development Standard to reduce the accessory structure (chicken coop) rear setback to 4 feet where 5 feet is required per Section 30.02.04, a Waiver of Development Standard to reduce the accessory structure (chicken wire fence/run) rear setback to 0 feet where 5 feet is required per Section 30.02.04. and a Waiver of Development Standard to reduce the accessory structure (shed) rear setback to 0 feet where 5 feet is required per Section 30.02.04.

Please note that we are complying with all conditions for raising small livestock. We have 10 chickens where the code in RS20 Districts allow a maximum of 20 small livestock on lots up to 80,000 square feet. Included in the above listed 10 small livestock is 1 rooster where the permitted maximum number is 3 roosters over 3 months old.

We believe the above waivers should be granted for several reasons. First, all the lots in the area are large lots (a minimum of a half-acre each) and the nearest houses are quite a distance away. These accessory structures cannot be seen from the street. We have submitted letters from our neighbors stating that they have no problems with these structures and they do not affect the neighborhood. The block walls surrounding these structures are approximately 8 feet high, providing adequate screening. The code enforcement officer, Ryan Cole, stated that he could not see the structures from the street and had to use a satellite view to see them.

In addition, we have planted fruit trees around these structures provide shade and to further screen them from the street. We take pride in our property and continuously add to the landscaping and exterior to enhance how it looks from the street and improve the neighborhood.

Next, the previous owners had a tack room/shed in the same place as our shed, up against the block wall. There has been a shed in this location for over 10 years. Most sheds in Clark County, or anywhere in the country, are placed in the back of the lot without concern for the setback requirements. The previous owners also had horse stalls in the yard where our chicken coop is now.

Neither of these structures is permanent, therefore, it is our understanding that the setbacks do not apply.

When we first got the chickens, we approached all of our neighbors (even though we didn't need to) and they all told us they were ok with us having chickens in our yard. Several of our neighbors have small livestock in their yards as well.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0067-LV BLUE RAINBOW, LLC:

SIGN DESIGN REVIEWS for the following: 1) proposed wall signs; and 2) modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

176-22-713-001

SIGN DESIGN REVIEWS:

1. Allow 2 internally illuminated wall signs.
2. a. Allow an illuminated wall sign visible from an area subject to residential adjacency where not permissible per Section 30.04.06I.
- b. Allow an internally illuminated wall sign oriented toward a residential district where not permissible per Section 30.04.06I.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9375 S. Rainbow Boulevard
- Site Acreage: 1.85
- Project Type: Wall signs
- Square Feet: 110 (proposed Wall Sign A1.0)/110 (proposed Wall Sign A1.1)

History & Site Plan

The subject site was originally approved in August 2021 via NZC-21-0254 with plans depicting a retail center consisting of 2 in-line retail buildings and 1 restaurant pad site building with a drive-thru. The pad site building (southeast corner) and the smaller in-line retail building (northeast corner) were depicted along Rainbow Boulevard and the larger in-line retail building was shown along the west property line. Cross-access is provided to the parcel to the north. Parking is distributed throughout the site with most of the parking spaces shown in the middle of the site. Today, the 2 in-line retail buildings have been constructed while the restaurant pad site is undeveloped. The proposed signage will be located on the in-line retail building near the west

property line, visible from the residential development to the west, thus necessitating a sign design review. Additionally, all signage in this shopping center is subject to a sign design review per NZC-21-0254.

Sign Plan

The applicant is proposing the installation of 2 identical internally illuminated wall signs, located on the north and east faces of the in-line retail building that was constructed along the west property line. The signs consist of internally illuminated channel letters and a business logo. Both signs measure 110 square feet for a total wall signage addition of 220 square feet for the site. One wall sign will face east toward Rainbow, and the other wall sign will face north towards the existing shopping center.

Applicant’s Justification

The applicant states this request is partly a result of a condition of approval from the previous application (NZC-21-0254), which as part of the review mandated that all future signage and lighting be subject to a design review as a public hearing. The applicant also states that their signage matches what has been previously approved for other tenants, and that it does not face directly at the residential property to the west and therefore will have minimal impact.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0507	Design review for a lighting plan for an approved retail center	Approved by BCC	September 2023
DR-23-0039	Design review for a freestanding sign	Approved by PC	March 2023
VS-21-0255	Vacated easements and right-of-way - recorded	Approved by BCC	August 2021
NZC-21-0254	Zone change which reclassified the site from R-E to C-1 zoning, waivers for reduced driveway approach distance, modified driveway design, off-site improvements, and design review for retail center, alternative parking lot landscaping, and finished grade	Approved by BCC	August 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
South	Neighborhood Commercial	CG	Retail center
East	Business Employment	IP	Warehouse facility
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

Sign Design Reviews

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

While staff does not normally support applications for internally illuminated signage visible from residential developments, staff finds that the only sign that will be visible from the residence will not be oriented directly towards the west, rather it will be oriented north towards the existing shopping center. Per the applicant, the sign will not remain illuminated throughout the night and will be shut off at 10:00 p.m., which will lessen the visual impact to the neighbors to the west. Finally, the applicant is proposing the use of channel letters without cabinets for the signage, which is more visually appealing and less impactful to the surrounding area. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UNIQUE SIGNS

CONTACT: UNIQUE SIGNS & LIGHTING, 4325 W. PATRICK LANE #155, LAS VEGAS,
NV 89118

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

19A

APPLICATION NUMBER(s): UC-26-0067

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

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

Date: 2/25/2026

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/18/2026 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101631
ASSESSOR PARCEL #(s): 176-22-713-001

PROPERTY ADDRESS/ CROSS STREETS: 9375 S. Rainbow Blvd. Suite 160 Las Vegas, Nevada 89178

DETAILED SUMMARY PROJECT DESCRIPTION

Install (2) sets of pan channel logos and letters.

PROPERTY OWNER INFORMATION

NAME: Umer Malik
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: Haven Dental
ADDRESS: 9375 S. Rainbow Blvd. Suite 160
CITY: Las Vegas STATE: Nev. ZIP CODE: 89178
TELEPHONE: 248-961-1657 CELL 248-961-1657 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Neal Beck
ADDRESS: 4325 Patrick Ave. Suite 155
CITY: Las Vegas STATE: Nev ZIP CODE: 89118
TELEPHONE: 702-795-7446 CELL 702-592-0379 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 Malik
Property Owner (Signature)*

UMER Z MALIK
Property Owner (Print)

12-15-2025
Date



January 28, 2026

To: Clark County, Community Development

9375 S. Rainbow Suite 160

Apn: 17622713001

On behalf of the applicant, Unique Signs and Lighting respectfully submits this letter of justification for a Sign Design Review for new signs to be installed on behalf of the Haven Dental. Design 250106 calls out for (2) sets of illuminated pan channel letters and logos to be installed onto the East & North elevations of the building. The square footage of each set is 110 square feet and are within the limits set forth in Title 30. Per NZC-21-0254, and in conjunction with Title 30, the tenant signs are allowed 20% of the square footage per elevation with an additional 10% when using channel letters. The square footage of the East elevation is 816 square feet and the North elevation has the same 816 square feet. The parcel is subject to the residential adjacency code, 30.04.06(I)(4) the signs will be mounted on the East and North elevations and will not directly face the residential areas so there will be minimal impact. The signs match what has been approved for other tenants and will not be a distraction or look out of place and will be esthetically pleasing and consistent with the other letters currently being used in the shopping center. The business will be open Monday – Friday from 9am to 5pm and the sign will be set to come on at dusk and turn off at 10 pm. The signs are all UL listed and meet the criteria set forth by the ruling jurisdiction and are we believe they should be granted a permit. Thank you for your time and consideration.

Sincerely,

Neal E. Beck

Unique Signs and Lighting

702-795-7446

neal@uniquesigns.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0033-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-07-104-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 10 feet where 40 feet is the minimum setback per Section 30.02.04B (a 75% reduction).
2. Eliminate a portion of street landscaping along Arville Street where a minimum 10 foot wide landscaping strip is required per Section 30.04.01D.
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Arville Street and Mardon Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.89
- Project Type: Single-family residential
- Number of Lots/Units: 7
- Density (du/ac): 1.80
- Minimum/Maximum Lot Size (square feet): 20,019/39,090 (gross)/19,307/36,309 (net)
- Number of Stories: 1 & 2 (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20.5 to 30.5 (proposed single-story residence)/30.5 (proposed 2 story residence)/21 (proposed detached RV garage)

- Square Feet: 3,488 to 4,266 (proposed single-story residence)/4,807 to 4,938 (proposed 2-story residence)/1,000 (proposed detached RV garage)/247 to 253 (proposed attached accessory living quarters)

Site Plan

The plans depict a proposed 7 lot single-family detached residential development located south of Warm Springs Road, west of Arville Street, and north of Mardon Avenue (alignment). The plans show the overall site is 3.89 acres with a density of 1.80 dwelling units per acre. Lots 1 and 2 have direct access from Mardon Avenue to the south. Lots 4, 5, and 7 have direct access from Arville Street to the east. Lots 6 and 7 are flag lots, located immediately west of Lots 4 and 5, and have direct access from Arville Street. The homes on Lots 1, 2, 4, 5, & 7 will have a minimum front setback of 10 feet, thus necessitating a waiver of development standards. No off-site improvements are proposed along Arville Street or along Mardon Avenue, with both streets require waivers of development standards.

Landscaping

A 10 foot wide landscape strip is provided along Warm Springs Road, with the detached sidewalks and additional street landscaping to be provided as part of a capital improvement project. There are also 10 foot wide landscaping strips along Mardon Avenue to the south and along the east property lines of Lots 4, 5, and 7 adjacent to Arville Street. A 10 foot wide landscape area along the east property line of Lot 2 (the side yard) will be implemented behind a proposed CMU wall which necessitates a waiver of development standards. All of the street landscaping on site, including the landscaping located behind the proposed CMU wall, is comprised of large trees spaced 30 feet on center with a mix of shrubs and groundcover.

Elevations

The elevation plans depict the 1 story homes are offered in 3 different models and 3 different finishes, while the 2 story homes being offered in 2 different models and 3 different finishes, for a total of 15 potential designs. The 1 story and 2 story models are both a maximum height of 30.5 feet, and the detached garage is a maximum height of 21 feet. All potential designs feature offset front facades and roof masses, including hip and flat parapet walls. Decorative features of each design also feature scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The 1 story homes range in size from 3,488 to 4,266 square feet, while the 2 story homes range in size from 4,807 to 4,938 square feet. Each of the proposed designs for the 1 story and 2 story homes feature multiple bedrooms, bathrooms, a custom kitchen, and several other amenities. All plans also include a 3 car garage in addition to an optional detached recreational vehicle (RV) parking.

Applicant's Justification

The applicant states that the setback reduction in front setbacks is consistent with other developments in the area. The applicant also states the site is in the rural neighborhood preservation, and that they are waiving the off-site improvements on Arville Street and Mardon

Avenue to remain consistent with the surrounding area. Finally, the applicant states that only a small portion of the street landscaping is located behind the wall along Arville Street, and that the wall exists to provide privacy for the future homeowner's side yard.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-26-500005	A tentative map for a 7 lot single-family residential 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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the reduction of front setbacks is due to the footprint of the homes being too large for the proposed lots. A reduction in square footage or the selection of a different model of home would eliminate the need for a waiver. Additionally, the proposed reduction of the front setback does not comply with the Neighborhood Protection Overlay per Chapter 30.02.26F, which states that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that the landscaping placed behind the wall along Arville Street is not a significant amount, and that doing so should not have a negative impact on the rest of the development or

the surrounding neighborhood. However, staff also recognizes this as a self-imposed hardship, as the wall could have been relocated to create space for the required street landscaping strip while still maintaining the desired privacy for the future homeowner. For this reason, staff cannot support this request.

Design Review

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

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4-sided architecture. However, staff is concerned with the elimination of street landscaping along Arville Street and the front setback reduction; this is a brand new development, and the front setback requirements could have been met if the applicants reduced the homes in square footage or the selection of a different model of home as stated above. Furthermore, landscaping plays a pivotal role in reducing the urban heat island effect and greatly improves the aesthetic quality of a site. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install full off-site improvements on Arville Street and Mardon Avenue when there are existing full improvements northeast of the site. Arville Street is a collector street designed to handle high volumes of traffic. Off-site improvements will allow better traffic flows, while the detached sidewalk will provide a safer path for pedestrians.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any trees waived.
- 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;
- Applicant shall enter into a cost participation agreement for future Arville Street and Mardon Avenue improvements;
- Applicant to construct circular driveways for lots, 1, 2, 4, 5 and 7;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- All flag lots must comply with 503.2.1.3.

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 #0396-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

20A

APPLICATION NUMBER(s): WS-26-0033 & TM-26-500005

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

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

Date: 2/25/2026

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/18/2026 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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- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101352

ASSESSOR PARCEL #(s): 177-07-104-003

PROPERTY ADDRESS/ CROSS STREETS: Arville and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; for proposed site with 7 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antilli Eaposito / GCW, Inc.
ADDRESS: 1555 S. Rainbow Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-804-2000 CELL 702-804-2163 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)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/2025
Date

764-A315-001

December 15, 2025

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

**RE: Department of Aviation Sales Unit 9A – Arville and Warm Springs
APNs: 177-07-104-003; Approximately 3.90 - Gross Acres
Request for Design Review / Waiver of Development Standards**

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

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located at the southwest corner of the intersection of Arville Street and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 7 single-family residential lots on 3.90 gross acres for a density of 1.79 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage and will comply with residential standard 30.04.05.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).

- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.

- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6” to 24”.
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19’-4” plus a 10” foundation for a total of 20’-2”.

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17’-4” plus a 10” foundation for a total of 20’-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29’-7” plus a 10” foundation for a total of 30’-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12” to 24”.
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6” to 12”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6” to 18”.
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
 - Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Minimum Lot Size is 20,019 sq ft (gross)/19,307 (Net) and Maximum Lot Size is 39,090 sq ft (gross)/36,309 sq ft (Net).

- Lot 7 will take a 10% net reduction for adjacency to a 100’ right-of-way per 30.02.25C.3.ii. for a net square footage of 16,200.
- Non flag Lots with driveways on Arville Street (Lots 4, 5 and 7) will provide a circular driveway.

Waivers:

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

Standard:	40’ Front setback on public streets
Requested Waiver:	Reduce the front setback to 10’ and the livable and side garage setback to 10’. Driveways to be a minimum 20’ from property line.
Justification:	Per ordinance 25-900774, front setback for garage to be 20’ from back of curb on private streets and 8’ for 50% of the livable area. In rural design, the driveway would be 34 feet from the edge of pavement, and the front livable space and side garage would be 24 feet from the edge of pavement.

If curb and sidewalk were ever added in the future, the front setback to garage would be 25' from back of curb, and 15' from back of curb to livable or side garage. This would be consistent with the adjacent area.

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

Standard: 40' Front Setback for accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory structures

Justification: The reduced front setback is applicable in a few ways. On the 7034-1 and 7034-2, if the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed. If optional suite 2 is taken, the reduced setback is also needed. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 will be a 32" cmu stucco painted wall with wrought iron gate. Current buildout would be 24 feet from edge of pavement, and with curb and sidewalk added by Clark County in the future, would be 15' from back of curb. This would be consistent with the area.

3. Title 30.04.08 – Improvement Requirements

Standard: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb, no gutter, no detached sidewalks, no streetlights and no partial paving.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without curb, gutter, detached sidewalks or streetlights and request to maintain that standard within the proposed frontages along Capovilla and Arville. This would be consistent with the area.

4. Title 30.04.08 – Lot Configuration

Standard: No frontage along arterial or collector roadway.

Requested Waiver: To allow residential frontage to public arterial or collector roadway.

Justification: The proposed area is heavily RS20 standard. Traffic shall be relatively minor. Driveways to have are to be able to turn around inside the homeowners lot. Nearby parcels are also fronting along Arville.

5. Title 30.04.01 D 7 – Street Landscaping

Standard: 6' behind attached sidewalk.

Requested Waiver: 10' of landscaping behind attached sidewalk.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located

behind the property line walls. The landscaping size will meet Title 30.04 requirements. Lot 7 along warm springs will allow landscaping outside the walls. The frontages on Arville will be landscaped without easement along lots 3-7. Lot 2 along Arville will be behind the wall as lot 2 fronts Mardon.

We are also submitting the Tentative Map proposing the 7 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,

A handwritten signature in blue ink, appearing to be 'Wesley T. Petty', with a long horizontal flourish extending to the right.

Wesley T. Petty, PE
Senior Vice President

03/18/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500005-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:
177-07-104-003

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.89
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 1.80
- Minimum/Maximum Lot Size (square feet): 20,019/39,090 (gross)/19,307/36,309 (net)

Project Description

The plans depict a proposed 7 lot single-family detached residential development located on the south of Warm Springs Road, the west of Arville Street, and north of Mardon Avenue. The plans show the overall site is 3.89 acres with a density of 1.80 dwelling units per acre. Lots 1 and 2 have direct access from Mardon Avenue to the south. Lots 4, 5, and 7 have direct access from Arville Street to the east. Lots 6 and 3 are flag lots, located immediately west of lots 4 and 5, and also have direct access from Arville Street. A 10-foot-wide landscape strip is provided along Warm Springs Road, with the detached sidewalks and additional street landscaping to be provided as part of a capital improvement project. There are also 10-foot-wide landscaping strips along Mardon Avenue to the south and along the east property lines of Lots 4, 5, and 7 adjacent to Arville Street. A 10-foot-wide landscape area along the east property line of Lot 2 will be implemented behind a proposed screen wall. No off-site improvements are proposed on Arville Road, and along Mardon Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0033	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

While the density of the proposed subdivision is compliant with the underlying zoning and Master Plan land use category, 5 of the 7 proposed lots will access directly from Arville Street, which is a collector street. Staff does not encourage single-family residential developments to have direct access from collector streets, since this goes against the recommended subdivision design standards set forth in Title 30. Additionally, staff is recommending denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. For the reasons listed above, staff cannot support 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

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards 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;
- Applicant shall enter into a cost participation agreement for future Arville Street and Mardon Avenue improvements;
- Applicant to construct circular driveways for lots 1, 2, 4, 5 and 7;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- The street suffixes shall be spelt out.

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

- All flag lots must comply with 503.2.1.3 of the CC amended 2024 IFC.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0033 & TM-26-500005

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Date: NA Time: NA

Location: NA

Staff reports: NA

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Date: 3/18/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

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PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
 ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

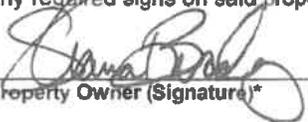
NAME: PN II, Inc.
 ADDRESS: 7255 S. Tenaya Way. Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: 702-843-2818 CELL 702-308-1708 ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.
 ADDRESS: 1655 S. Rainbow Boulevard
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: 702-804-2000 CELL 702-804-2163 ACELA REFERENCE CONTACT ID # 247852

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

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


 Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
 Property Owner (Print)

12/1/2025
 Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0061-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; and 5) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

177-07-505-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 10 feet where 40 feet is the minimum setback per Section 30.02.04B (a 75% reduction).
2.
 - a. Eliminate street landscaping along Arville Street where a minimum 6 foot wide landscaping strip is required per Section 30.04.01D.7
 - b. Eliminate street landscaping along Eldorado Lane where 6 feet of landscaping shall be provided per Section 30.04.01D.7
 - c. Eliminate street landscaping along Mardon Avenue where 6 feet of landscaping shall be provided per Section 30.04.01D.7
3. Increase retaining wall height to 4 feet where a maximum of 3 feet is allowed per Section 30.04.03C (a 33% increase).
4. Increase fill height to 5.5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 83% increase).
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Arville Street, Eldorado Lane, and Mardon Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.04

- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 1.98
- Minimum/Maximum Lot Size (square feet): 21,400/22,735 (gross)/18,222/21,017 (net)
- Number of Stories: 1 & 2 (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20.5 to 30.5 (proposed single story)/30.5 (proposed 2 story)/21 (proposed detached RV garage)
- Square Feet: 3,488 to 4,266 (proposed single story)/4,807 to 4,938 (proposed 2 story)/1,000 (proposed detached RV garage)/247 to 253 (proposed attached accessory living quarters)

Site Plan

The plans depict a proposed 8 lot single-family detached residential development located south of Mardon Avenue, east of Arville Street, and north of Eldorado Lane. All lots face internally to a proposed private street which terminates with a cul-de-sac bulb on the south end of the subdivision. Access is located along the north property line adjacent to Mardon Avenue.

The proposed residences on all of the lots will have a front setback of 10 feet depending on options selected, thus necessitating a waiver of development standards. No off-site improvements or landscaping are shown on Arville Street, Eldorado Lane, and Mardon Avenue, necessitating a waiver of development standards. Along the east property line of the proposed subdivision and along the south property line of lot 5 adjacent to Eldorado Lane there is a proposed 6 foot high CMU block wall with a 4 foot maximum height retaining wall requiring a waiver of development standards. Additionally, along the east property line of the subdivision, the plans show an increase in fill height up to 5.5 feet within the first 5 feet also requiring a waiver of development standards.

Landscaping

A 6 foot high CMU block wall is proposed along Arville Street, Eldorado Lane, and Mardon Lane along the property lines for Lots 1, 2, 3, 4, 5, and 8, with 10 feet of landscaping behind it, which necessitates a waiver of development standards. All of the landscaping located behind the proposed CMU wall, is comprised of large trees spaced 30 feet on center with a mix of shrubs and groundcover.

Elevations

The elevation plans depict the 1 story homes are offered in 3 different models and 3 different finishes, while the 2 story homes being offered in 2 different models and 3 different finishes, for a total of 15 potential designs. Both the 1-story models and 2 story models are a maximum height of 30.5 feet, and all potential designs feature offset front facades and roof masses, including hip and flat parapet walls. Decorative features of each design also feature scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The 1 story homes range in size from 3,488 to 4,266 square feet, while the 2 story homes range in size from 4,807 to 4,938 square feet. Each of the proposed designs for the 1 story and 2 story homes feature multiple bedrooms, bathrooms, a custom kitchen, and several other amenities. All plans also include a 3 car garage in addition to an optional detached recreational vehicle (RV) parking. The 1 story homes have an optional accessory living quarters in lieu of the 1 car garage or as additional square footage in addition to the 1 car garage on models 7034-1 and 7034-2.

Applicant’s Justification

The applicant states that the setback reduction in front setbacks is consistent with other developments in the area. The applicant also states the site is in the rural neighborhood preservation, and that they are waiving the off-site improvements on Arville Street, Eldorado Lane, and Mardon Avenue so as to remain consistent with the surrounding area. Finally, the applicant states that the street landscaping is being located behind the wall along Arville Street, Eldorado Lane, and Mardon Avenue to again be consistent with the surrounding properties, and that the landscaping will meet Title 30 requirements for spacing and species.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-26-500012	A tentative map for an 8 lot single-family residential 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

Waivers of Development Standards

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

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

Waiver of Development Standards #1

Staff finds that the reduction of front setbacks is due to the footprint of the homes being too large for the proposed lots. A reduction in square footage, the relocation of the homes farther into the rear yards, or the selection of a different model of home would eliminate the need for a waiver. The proposed reduction of setbacks also goes against Neighborhood Protection Overlay standards set forth in Title 30, Chapter 30.02.26F, which state that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that Title 30 allows for alternatives in street landscaping. When curb, gutter, and sidewalks are not installed, a 6 foot wide landscaped area shall be provided on-site. Placing trees behind property line walls reduces the ability to ensure required street landscaping is maintained. Additionally, street trees are beneficial and reduces the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Staff does not support this request.

Waiver of Development Standards #3

The request for increased retaining walls along the east and a portion of the south property lines will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. The project is located within the NPO-RNP and 10 foot (6 foot CMU block wall with a 4 foot retaining wall) perimeter wall heights are not compatible with the character of the neighborhood. Additionally, all lots are over 120 feet in depth and width, which allows room for tiered retaining walls. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed retaining walls and increased finished grade do not meet the intent of Master Plan Policy LM-1.3, which encourages uniform neighborhood development. For these reasons, staff cannot support this request.

Waiver of Development Standards #4

Approximately 5.5 feet of increased finished grade along the east property line will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. Tiered walls could be provided in the backyard area of Lots 5 through 8 per Section 30.04.03C, however the applicant is proposing one, 4 foot high retaining wall, along the east and a portion of the south property lines. The proposed wall within 5 feet of the residential property line does not meet the intent of Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. For these reasons, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4-sided architecture, which will make the subdivision better as a whole. However, staff is concerned with the elimination of street landscaping along Arville Street, Eldorado Lane, and Mardon Avenue; while the screen wall helps maintain privacy for the future homeowner, it could have been pushed into the site to make room for the required landscaping as stated above. Moreover, the front setback reduction could have been avoided by using different models or reducing their size. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install full off-site improvements on Arville Street and Eldorado Lane when there are existing full improvements nearby the site. Arville Street is a collector street designed to handle high volumes of traffic. Off-site improvements will allow better traffic flows, while the detached sidewalk will provide a safer path for pedestrians.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any trees waived.

- 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;
- Applicant to construct a 5 foot asphalt path along Arville Street, Eldorado Lane and Mardon Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0394-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101355

ASSESSOR PARCEL #(s): 177-07-505-008

22A

PROPERTY ADDRESS/ CROSS STREETS: Arville and Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map for proposed site with 8 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

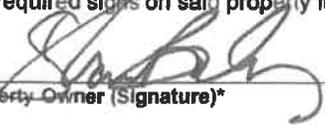
NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.
ADDRESS: 1555 S. Rainbow Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shana Bradley, Dir., Clark County RPM
Property Owner (Print)

Date

764-A319-001

December 18, 2025

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

**RE: *Department of Aviation Sales Unit 13 – Arville and Mardon
APNs: 177-07-505-008; Approximately 4.04- Gross Acres
Request for Design Review / Waiver of Development Standards***

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

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the southeast corner of the intersection of Arville and Mardon. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 8 single-family residential lots on 4.04 gross acres for a density of 1.98 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans with 3 different elevations per plan. All plans will comply with residential standard 30.04.05.:

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).

- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.



- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6” to 24”.
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19’-4” plus a 10” foundation for a total of 20’-2”.

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17’-4” plus a 10” foundation for a total of 20’-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29’-7” plus a 10” foundation for a total of 30’-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12” to 24”.
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6” to 12”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6” to 18”.
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
 - Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

All models will offer an optional detached RV garage.

There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 21,400 sq ft (gross)/18,222 (Net) and Maximum Lot Size is 22,735 sq ft (gross)/21,017 sq ft (Net).

Waivers:

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

Standard:	40’ Front Setback
Requested Waiver:	Reduce the front setback to 20’ to garage and 10’ to forward living/swing garage. Both measurements will be from the back of curb.
Justification:	Per ordinance 25-900774, front setback for garage to be 20’ from back of curb. Requested to also add 10’ livable front areas and side garages to be 10’ from the back of curb on model 7040-1. All other models conform to



the code of less than 50% of the width of the house livable space up to 8' from back of curb.

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

Standard: 20' Front Setback for accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory structures

Justification: The reduced front setback is applicable in a few ways. On the 7034-1 and 7034-2, if the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed. If optional suite 2 is taken, the reduced setback is also needed. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 will be a 32" cmu stucco painted wall with wrought iron gate.

3. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site improvements.

Requested Waiver: For Arville Eldorado and Mardon – no offsites (rural standards 8)

Justification: The adjacent offsites in the adjacent areas are all rural standards 9, no curb, gutter, detached sidewalk, streetlights, curb and partial paving.

4. Title 30.04.01 D 7 – Street Landscaping

Standard: 6' behind attached sidewalk.

Requested Waiver: To eliminate street landscaping on all lots adjacent to the public right-of-way.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping size will meet Title 30.04 requirements for spacing and species.

5. Title 30.04.03 D 7 – Retaining Walls

Standard: 3' maximum retaining walls with 6' maximum screen wall

Requested Waiver: 4' maximum retaining walls with 6' maximum screen wall

Justification: Adjacent residential neighborhoods to the east are relatively flat and lower than Arville. The site is designed to the lowest elevation possible to mitigate, but to keep existing drainage patterns, a 4 foot maximum retaining wall will be required.



6. Title 30.04.06 – Residential Adjacency

Standard: 3' maximum of fill adjacent to 5' of the property line.

Requested Waiver: 5.5' maximum of fill adjacent to the 5' of the property line.

Justification: Adjacent residential neighborhoods to the east are relatively flat and lower than Arville. The site is designed to the lowest elevation possible to mitigate, but to keep existing drainage patterns, a 5.5' maximum fill adjacent to 5' or property line is required.

We are also submitting the Tentative Map proposing the 8 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500012-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/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

General Summary

- Site Address: N/A
- Site Acreage: 4.04
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 1.98
- Minimum/Maximum Lot Size (square feet): 21,400/22,735 (gross)/18,222/21,017 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located south of Mardon Avenue, east of Arville Street, and north of Eldorado Lane. All lots face internally to a proposed private street which terminates with a cul-de-sac bulb on the south end of the subdivision. Access is located along the north property line adjacent to Mardon Avenue. No off-site improvements are shown on Arville Road, Eldorado Lane, or Mardon Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0061	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Department of Aviation

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

Staff Recommendation

Approval.

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;
- Applicant to construct a 5 foot asphalt path along Arville Street, Eldorado Lane and Mardon Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combine Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0394-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

23A

APPLICATION NUMBER(s): TM-26-500012 & WS/DR-26-0061

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 02/25/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/18/26 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.

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- 2) To forward the concerns or problems of residents for resolution by County staff.
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101355

ASSESSOR PARCEL #(s): 177-07-505-008

PROPERTY ADDRESS/ CROSS STREETS: Arville and Mardon

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map for proposed site with 8 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

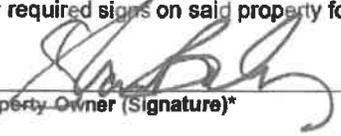
ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shana Bradley, Dir., Clark County RPM

Property Owner (Print)

Date _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0060-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Eldorado Lane and west of Arville Street within Enterprise. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-07-108-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 10 feet where 20 feet is required per Section 30.02.04 (a 50% reduction).
2.
 - a. Eliminate street landscaping along Eldorado Lane to zero feet where 6 feet is required per Section 30.04.01D.7 (a 100% reduction).
 - b. Eliminate street landscaping along Arville Street to zero feet where 6 feet is required per Section 30.04.01D.7 (a 100% reduction).
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Eldorado Lane where off-site improvements are required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arville Street where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.02
- Project Type: Single family-residential
- Number of Lots: 4
- Density (du/ac): 1.98
- Minimum/Maximum Lot Size (square feet): 21,868/21,980 (gross)/18,436/20,688 (net)

- Number of Stories: 1 & 2 (proposed single-family residences)/1 (proposed detached RV garage)
- Building Height (feet): 20.5 to 30.5 (proposed single-story)/30.5 (proposed 2 story)/21 (proposed detached RV garage)
- Square Feet: 3,488 to 4,266 (proposed single-story)/4,807 to 4,938 (proposed 2 story)/1,000 (proposed detached RV garage)/247 to 253 (proposed attached accessory living quarters)

Site Plans

The plans depict a proposed single-family residential development consisting of 4 lots on 2.02 acres with a density of 1.98 dwelling units per acre. Access to the site is via a private street running perpendicular to Arville Street on the east side of the site. All 4 lots face internally toward a private street with a cul-de-sac bulb at the end of the private street. The applicant is requesting a waiver of development standards to reduce the front setback to 10 feet where 20 feet is required per Code.

Landscaping

Title 30 requires a minimum 6 foot landscape if off-site improvements are not proposed. The landscape plan depicts a 10 foot wide landscape area along Eldorado Lane on the south and Arville Street on the east. The plan depicts large trees planted every 30 feet on center. A waiver of development standards is a part of this application to eliminate the landscape strip along Eldorado Lane and Arville Street since the landscaping will be installed behind perimeter walls.

Elevations

The plans depict 3 elevations with residential models measuring between 20.5 feet to 30.5 feet in height. The proposed models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The single-story homes will have an overall area between 3,488 to 4,266 square feet. The 2 story homes will have an overall area between 4,807 to 4,938 square feet. Multiple bedrooms, a dining room, living room, kitchen, closets, bathrooms, and an owner's suite are included with the floor plans. All plans also include a 3 car garage in addition to an optional detached recreational vehicle (RV) parking.

Applicant's Justification

The applicant states the site is in the rural neighborhood preservation and in order to be consistent with the surrounding properties, the landscaping will be installed behind the screen walls. The applicant further states the proposed site is adjacent areas built to rural standards without sidewalks, curb and gutter, or streetlights. Therefore, the requests to maintain that standard along Eldorado Lane and Arville Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & 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
South	Public Use	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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the request to reduce the front yard setback a self-imposed burden. The proposed single-family residences already receive the benefit of a 20 foot front setback since the homes are adjacent to private streets. Several of the models take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The other model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of the landscaping requirement is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The proposed landscape design can be revised to implement screen walls behind the landscape strip along Eldorado Lane and Arville Street. Installing landscaping behind a screen wall does not meet Title 30 standards and the applicant did not provide sufficient justification to mitigate this request. Therefore, staff does not support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The development conforms with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourages preserving the integrity of uniform neighborhoods and compatible in-fill development. However, staff finds that the applicant could design the subdivision and introduce model homes that meet the front setback requirements. Additionally, the required street landscaping could be provided in accordance with the requirements of Title 30. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install full off-site improvements on Arville Street and Eldorado Lane when there are existing full improvements nearby the site. Arville Street is a collector street designed to handle high volumes of traffic. Off-site improvements will allow better traffic flows, while the detached sidewalk will provide a safer path for pedestrians.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PN II, INC.

CONTACT: KRISTIN ANTILL, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): **WS-26-0060 REVISED II**

24A

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

TAB/CAC: **Enterprise TAB 6:00 pm**

Date: **02/25/26**

Location: Refer to listing on other side

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

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PLANNING COMMISSION (PC)

Date: **[Redacted]** Time: 7:00 PM

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: **03/18/26** Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/14/2026

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101354

ASSESSOR PARCEL #(s): 177-07-108-009

PROPERTY ADDRESS/ CROSS STREETS: Arville and Eldorado

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map for proposed site with 4 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 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)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/25
Date

764-A318-001

January 21, 2026

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

**RE: *Department of Aviation Sales Unit 12 – Arville and Eldorado
APNs: 177-07-108-009; Approximately 2.02 Gross Acres
Request for Design Review / Waiver of Development Standards***

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

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the northwest corner of Arville Street and Eldorado Lane. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 4 single-family residential lots on 2.02 gross acres for a density of 1.98 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).

- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18" to 24".
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.



- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6” to 24”.
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19’-4” plus a 10” foundation for a total of 20’-2”.

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17’-4” plus a 10” foundation for a total of 20’-2” with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29’-7” plus a 10” foundation for a total of 30’-5”.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12” to 24”.
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6” to 12”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6” to 18”.
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.
 - Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 21,868 sq ft (gross)/18,436 (Net) and Maximum Lot Size is 21,980 sq ft (gross)/20,688 sq ft (Net).

Waivers:

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

Standard:	40’ Front Setback
Requested Waiver:	Reduce the front setback to 20’ to garage and 10’ to forward living/swing garage. Both measurements will be from the back of curb.
Justification:	Per ordinance 25-900774, front setback for garage to be 20’ from back of curb. Requested to also add 10’ livable front areas and side garages to be 10’ from the back of curb on model 7040-1. On all other models, less than 50% of the width of the house may encroach up to 8’ from the back of curb per section 30.02.24.D.3.ii.b.



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

Standard: 20' Front Setback for accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory structures

Justification: The reduced front setback is applicable in a few ways. On the 7034-1 and 7034-2, if the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed as there will be interior access. If optional suite 2 is taken, the reduced setback is also needed as there is no interior access to the main residence. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 and the main residence will be a 32" cmu stucco painted wall with wrought iron gate.

3. Title 30.04.08 – Improvement Requirements

Standard: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).

Requested Waiver: For Arville and Eldorado – no full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving).

Justification: The adjacent offsites in the adjacent areas are all rural standards 9, no curb, gutter, detached sidewalks, streetlights, and partial paving.

4. Title 30.04.01 D 7 – Street Landscaping

Standard: 6' behind attached sidewalk.

Requested Waiver: Landscaping behind screen wall.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping size will meet Title 30.04 requirements for spacing and species.

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

Cordially,



Wesley T. Petty, PE
Senior Vice President



