



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

July 9, 2025

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 chaves70@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 chaves70@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
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for June 25, 2025. (For possible action)
- IV. Approval of the Agenda for July 9, 2025 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)

- **Walk and Talk with Commissioner Naft**

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.

Wednesday, July 30, 9:00 a.m.

- **MANDATORY MICROCHIPS STARTING AUGUST 4, 2025**

As part of the changes to CCC Title 10, effective August 4, 2025, each dog or cat over four months of age must be implanted with a microchip in accordance with CCC 10.08.070(b).

VI. Planning and Zoning

1. **UC-25-0395-REAL EQUITIES, LLC:**

USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action) **07/15/25 PC**

2. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) **07/16/25 BCC**

3. **ET-25-400064 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Eldorado Lane and west of Las Vegas Boulevard South within Enterprise. MN/nai/kh (For possible action) **08/05/25 PC**

4. **VS-25-0433-DELK FAMILY TRUST:**

VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/rp/kh (For possible action) **08/05/25 PC**

5. **VS-25-0475-LEDFOORD DAVID L & JA FAM TR & LEDFOORD DAVID L & JANICE A TRS:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/syp (For possible action) **08/05/25 PC**
6. **VS-25-0434-OSAGE CANYON TRUST & RODRIGUEZ, OSCAR O. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and Hinson Street and Schirlls Street within Enterprise (description on file). JJ/nai/kh (For possible action) **08/05/25 PC**
7. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/gc (For possible action) **08/06/25 BCC**
8. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) remove the Neighborhood Protection (RNP) Overlay (previously not notified). Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action) **08/06/25 BCC**
9. **VS-25-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and Frias Avenue and Whispering Tree Avenue within Enterprise (description on file). MN/md/kh (For possible action) **08/06/25 BCC**
10. **WS-25-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) waive off-site improvements (streetlights).
DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**
11. **TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**

12. **UC-25-0465-PARACHUTE ABCT, LLC SERIES V ETAL & INA TRUST ETAL:**
USE PERMIT to allow a kennel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce street landscaping; 3) reduce landscape buffering; 4) allow modified driveway design standards; and 5) allow modified street standards.
DESIGN REVIEW for a kennel on 0.55 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**
13. **WS-25-0440-PACIFIC CLASSIC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements on a portion of a 9.22 acre site in a CG (Commercial General) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Blue Diamond Road and east of Hinson Street within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**
14. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**
ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **08/06/25 BCC**
15. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road, a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road, and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **08/06/25 BCC**
16. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**
17. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 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: July 30, 2025.
- 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

June 25, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED Michelle Baert 702-455-5882 michelle.baert@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.

Tyler DeLorenzo, Current Planning

II. Public Comment

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- None

III. Approval of Minutes for June 11, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 11, 2025.

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

IV. Approval of Agenda for June 25, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
2. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
3. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
4. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
5. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

10. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
11. VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
12. WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
13. TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

14. ZC-25-0384-CUVA, JOHN A:
15. VS-25-0385-CUVA, JOHN AA:
16. DR-25-0386-CUVA, JOHN A:
17. TM-25-500092-CUVA, JOHN A:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Walk and Talk with Commissioner Naft**
Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.
Wednesday, July 30, 9:00 a.m.
 - **MANDATORY MICROCHIPS STARTING AUGUST 4, 2025**
As part of the changes to CCC Title 10, effective August 4, 2025, each dog or cat over four months of age must be implanted with a microchip in accordance with CCC 10.08.070(b).

VI. Planning & Zoning

1. **PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action) 07/15/25 PC

Motion by Barris Kaiser

Action: **DENY**

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

2. **ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

ZONE CHANGES for the following: 1) reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action) 07/15/25 PC

Motion by Barris Kaiser

Action: **DENY**

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

3. **VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action) 07/15/25 PC

Motion by Barris Kaiser

Action: **DENY**

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

4. **WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modified residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.

DESIGN REVIEW for a single-family detached residential subdivision on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) 07/15/25 PC

Motion by Barris Kaiser

Action: **DENY**

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

5. **TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

TENTATIVE MAP consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) 07/15/25 PC

Motion by Barris Kaiser

Action: **DENY**

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

6. **UC-25-0395-REAL EQUITIES, LLC:**

USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action) **07/15/25 PC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 9, 2025, due to applicant-- no show

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

7. **WS-25-0413-KB HOME LAS VEGAS, INC.:**

WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action) **07/15/25 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) **07/16/25 BCC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 9, 2025, due to applicant-- no show

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

9. **WS-25-0421-HAND PROPERTY HOLDING COMPANY:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) eliminate building separation; and 3) reduce throat depth.

DESIGN REVIEW for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

10. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone) for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **07/16/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

11. **VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue and Frias Avenue and Rush Avenue within Enterprise (description on file). MN/hw/cv (For possible action) **07/16/25 BCC**

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

12. **WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce off-site improvements (streetlights).
DESIGN REVIEW for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

13. **TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **ZC-25-0384-CUVA, JOHN A.:**
ZONE CHANGE reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/16/25 BCC**

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

15. **VS-25-0385-CUVA, JOHN A.:**

VACATE AND ABANDON easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

16. **DR-25-0386-CUVA, JOHN A.:**

DESIGN REVIEW for a single-family residential subdivision on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Add 2 additional architectural features to any elevations facing a public street

Per staff conditions

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

17. **TM-25-500092-CUVA, JOHN A.:**

TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut

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

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be July 9, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:10 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0395-REAL EQUITIES, LLC:

USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 Las Vegas Boulevard South
- Site Acreage: 28.66
- Project Type: Recreation or entertainment facility
- Number of Stories: 1
- Square Feet: 3,799 (Suite 160)
- Parking Required/Provided: 519/1,226 (shopping center)

Site Plan

The site plan depicts an existing shopping center on the northwest corner of Las Vegas Boulevard and Serene Avenue. The proposed suite (suite 160) is approximately in the middle of the southern building with the front doors facing north. The applicant proposes to have an indoor golf simulator facility. Parking is centrally located within the shopping center. Access to the site is from Las Vegas Boulevard to the east and Serene Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The building is 1 story and is made of concrete with a beige color. The columns supporting the colonnade has a dark grey color.

Floor Plans

The floor plan depicts a suite that is 3,799 square feet. There is a check-in and waiting area followed by 4 golf simulator bays. A putting green and seating areas are adjacent to the golf simulator bays. An employee break room, storage area, and bathrooms are in the back of the suite.

Applicant's Justification

The applicant states that the proposed use fits in with the surrounding retail uses within the existing shopping center which includes billiards, tattoo studio, antique mall, coffee shop, and hookah lounge. Customers will be able to simulate a driving range or full rounds of golf courses from around the world all while indoors. The project has already received building permits, completed inspections, and obtained certificate of occupancy. The hours of operation are planned to be from 6:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0255	Use permit for a banquet facility	Approved by PC	May 2025
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands, Entertainment Mixed-Use	CR & RM32	Undeveloped & condominiums
East	Entertainment Mixed-Use	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the use of a golf simulator facility fits the surrounding existing retail establishments within the existing shopping center. Master Plan Policy EN-6.4 encourages the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate. This recreational or entertainment facility use complies with the Master Plan vision along Las Vegas Boulevard South. Additionally, staff finds there is ample parking spaces for the site and the use is generally compatible and consistent with other uses within the shopping center. Therefore, staff can support the 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN CASTALDO

CONTACT: JOHN CASTALDO, GOLF OASIS LV, 9175 LAS VEGAS BOULEVARD
SOUTH, SUITE 160, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-20-602 009

PROPERTY ADDRESS/ CROSS STREETS: 9175 S Las Vegas Blvd. #160 Las Vegas, NV. 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Recreational facility (Golf ~~simulator~~ Simulator)

PROPERTY OWNER INFORMATION

NAME: Real Equities LLC (Shawn Bidsal)
ADDRESS: 1403 Sherman Way, Suite 201
CITY: Van Nuys STATE: CA ZIP CODE: 91405
TELEPHONE: _____ CELL: (818) 430-5477 EMAIL: Wcico@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Golf Oasis LV (John Castaldo)
ADDRESS: 9175 S. Las Vegas Blvd. #160
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: (702) 598-2911 CELL: (702) 430-5477 EMAIL: golfcoasislv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Castaldo
ADDRESS: 11515 Monte Isola St.
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (702) 289-0160 EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

Shahram Bidsal

Shahram Bidsal

5/16/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (s) UL-25-0395

PC MEETING DATE 7/15/25

BCC MEETING DATE

TAB/CAC LOCATION Enterprise

DATE 6/25/25

ACCEPTED BY Jaw
DATE 5/19/25
FEES 1000

John Castaldo / Golf Oasis LV
9175 S. Las Vegas Blvd, #160
Las Vegas, NV 89123
May 15th 2025

Clark County Comprehensive Planning
500 S. Grand Central Pky #1
Las Vegas, NV 89155

Planner
Copy

Subject: Justification for Use Permit for Property at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123.

Dear Respected Member of the Comprehensive Planning Department,

We are writing to formally request a Use Permit for the property located at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123, for recreational use. This business is a golf simulator facility used for the practice of golf similar to a driving range but indoors. Our guests are also able to play full rounds of virtual golf courses from all over the world. We are open daily to the public between the hours of 6am-10pm and are currently operating with 2 employees with plans to expand to 6.

This change is necessary to be granted a business license for a business that has already been fully constructed, inspected and approved by all local inspectors. We already have a certificate of occupancy.

The need for the Use Permit is to allow us to proceed with our business as was permitted from all other agencies in Clark County as well as the state of Nevada. Our business is a good fit for this area as our current neighbors are also various recreational businesses including an event center, billiards hall, tattoo studio, antique mall, coffee shop and a hookah lounge.

The local community has shown great appreciation for our business as they have thanked us personally for bringing this business to a shopping center in desperate need of attention

and traffic. I am confident that the proposed Use Permit will be mutually beneficial to the local community and contribute to Clark County's overall growth and prosperity.

I appreciate your consideration,

John Castaldo / Golf Oasis LV

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-701-006; 176-02-701-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Maule Avenue, Badura Avenue, and Bronco Street where required per Section 30.04.08C

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Temporary construction activities
- Square Feet: 2,880 each (2 jobsite trailers)/2,160 each (3 jobsite trailers)

Site Plan

The plan shows 5 jobsite trailers; 2 are 2,880 square feet each, and the other 3 are 2,160 square feet each. Perimeter fencing is shown along the street frontages, and an existing block wall is on the west property line. There are 6 proposed temporary power poles carrying power from the existing developed parcel located directly west to the jobsite trailers. The proposed temporary construction yard will be used for the data center project that is currently under construction across Maule Avenue to the north.

Landscaping

Landscaping is not provided or required.

Elevations

The construction trailers are standard temporary office and storage units with a flat roof, door, and windows.

Applicant's Justification

The applicant is proposing to operate a temporary construction yard which will be operated in support of a data center project. No permanent improvements and no impervious hard surfaces are proposed with the construction yard. There is no grading expected, and the site will comply with State and County dust control requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Data center - under construction
South	Compact Neighborhood	RM18	Multi-family residential
East	Business Employment	IP	Office/warehouse
West	Business Employment	IL	Office/warehouse

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The use of the property will be limited to the coordination of construction activities in support of the construction of a data center which is located across the street to the north. The data center is being constructed across multiple parcels where there is limited available space to stage construction activities without hampering construction efforts. The use is temporary and will be concluded with the completion of the data center project. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install full off-site improvements on Maule Avenue, Bronco Street and Badura Avenue when there are existing full improvements on the north, south, east and west sides of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance with future development of the site;
- Full off-site improvements with future development of the site;
- Right-of-way dedication to include 30 feet for Maule Avenue, 30 feet for Bronco Street, 30 feet for Badura Avenue and associated spandrels;
- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EXTENDED POWER

CONTACT: EXTENDED POWER, 8977 S. BRONCO STREET, LAS VEGAS, NV 89139

WS 25-0358



Department of Comprehensive Planning Application Form

2A Planner Copy

ASSESSOR PARCEL #(s): 176-02-701-006

176-02-701-007

PROPERTY ADDRESS/ CROSS STREETS: W Maule Ave & S Bronco St

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a Waiver of Standards to permit temporary power for construction trailers located on parcels 176-02-701-006 and 176-02-701-007. These parcels, leased by Martin-Harris Construction for the Switch LAS 17 & 18 project, are adjacent to the permitted construction site. The waiver is needed as the trailers are not on the same parcel as the building permit.

PROPERTY OWNER INFORMATION

NAME: Findlay Family Properties Limited Partnership, a Nevada Limited Partnership

ADDRESS: 310 N Gibson Road

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: CELL 702-558-8832 EMAIL: facilities@findlayauto.com

APPLICANT INFORMATION (must match online record)

NAME: Extended Power - Marc Decoste

ADDRESS: 8977 S Bronco St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 702-839-3855 CELL 702-741-4448 EMAIL: marc@extendedpower.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Extended Power - Marc Decoste

ADDRESS: 8977 S Bronco St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 702-839-3855 CELL 702-741-4448 EMAIL: marc@extendedpower.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Cliff Findlay

Property Owner (Print)

4.23.25

Date

DEPARTMENT USE ONLY:

☐ AC☐ AR☐ ET☐ PUDD☐ SN☐ UC☒ WS☐ ADR☐ AV☐ PA☐ SC☐ TC☐ VS☐ ZC☐ AG☐ DR☐ PUD☐ SDR☐ TM☐ WC

OTHER _____

APPLICATION # (s)

WS 25-0358

ACCEPTED BY

JN

PC MEETING DATE

X

DATE

5-1-25

BCC MEETING DATE

7/16/25

FEES

1800

TAB/CAC LOCATION

Enterprise

DATE

6/25/25

02/05/2024



Extended Power LLC
(702) 839-3855 / (702) 741-4448
Please visit www.extendedpower.com
8977 S Bronco St, Las Vegas, NV 89139

04/29/2025

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

RE: Justification Letter for Waiver of Standards – Temporary Power Permit
(Parcels 176-02-701-006 & 176-02-701-007)

Planner
Copy
WJ 25-0758

Land Use Applications/entitlement requests:

Allow off-site temporary construction activities where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

Please note, there are no additional on-site improvements planned outside of the five (5) construction trailers.

Public Works Waiver Requests:

Waive requirement for off-site improvements including curb, gutter, detached sidewalks, streetlights, and partial pavement, as this is a temporary compound yard leased by the general contractor tied to a permitted project.

Dear Jamie Miller:

Extended Power respectfully requests a Waiver of Development Standards to facilitate the installation of temporary electrical service to construction trailers located on parcels 176-02-701-006 and 176-02-701-007. These parcels are being leased by Martin-Harris Construction as part of the Switch LAS 17 & 18 data center development.

The trailers and contractor yard were sited on these adjacent parcels due to space constraints on the permitted construction parcels to the north. However, because the Clark County building permits are associated with the northern parcels only, standard routing for temporary power has not been possible under current code requirements.

To resolve this, we are seeking a waiver that would allow us to legally provide grid-connected temporary power to the trailer yard. This approach will allow Martin-Harris and its subcontractors to eliminate the use of large diesel generators—reducing both emissions and noise pollution—and improving the operational and environmental performance of the project. We estimate savings of ~ 100 metric tons CO₂e over the life of the project, roughly equal to planting 100 trees or offsetting the emissions of 22 vehicles for a full year (see Appendix 1).

We are working closely with the property owner, utility provider, and all relevant agencies to ensure this installation is completed safely, efficiently, and with minimal impact to surrounding parcels. A signed permission letter from the adjacent property owner and a design have been included as part of this submittal.

www.extendedpower.com

marc@extendedpower.com

8977 S. Bronco St, Las Vegas, NV 89139

Toll Free: (877) 839-3855 Office: (702) 839-3855



Extended Power LLC
(702) 839-3855 / (702) 741-4448
Please visit www.extendedpower.com
8977 S Bronco St, Las Vegas, NV 89139

Planner
Copy

We appreciate your consideration of this request and are happy to provide any additional information needed.

Should you have any questions or concerns, please feel free to contact me at (702) 741-4448. Thank you for your time and consideration in facilitating a more efficient and environmentally friendly construction process.

Marc Decoste
Director

www.extendedpower.com

marc@extendedpower.com

8977 S. Bronco St, Las Vegas, NV 89139

Toll Free: (877) 839-3855 Office: (702) 839-3855



Extended Power LLC
 (702) 839-3855 / (702) 741-4448
 Please visit www.extendedpower.com
 8977 S Bronco St, Las Vegas, NV 89139

Planner
Copy

Appendix 1

Emissions Comparison -- Extended Power

Generator Emissions Forecast

Forecasted Diesel Gallons	g	11,150
CO2e per Gallon of Diesel ¹	CO2e/ g	10.18
Total CO2e from Generator	MT CO2e	113.5

Generator Energy Output

Energy Content per gallon of diesel ²	kWh/ g	10.7
Total Raw Energy in Fuel	MWh	119.3
Efficiency of Diesel Generator ³		27.0%

Total Net Energy w/ Losses	MWh	32.2
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Grid Emissions Forecast

Net Energy Requirement	MWh	32.2
NV Energy Carbon Intensity ⁴	CO2e/ MWh (MT)	0.334
Total CO2e from Grid	MT CO2e	10.8

Total Net CO2e Savings	MT CO2e	(102.7)
<i>Proportional CO2e Savings</i>		<i>(90.5%)</i>

Lifetime Sequestration of 1 Tree ⁵	MT CO2e	1.0
Equivalent Number of Trees Planted		103

Avg. Annual Passenger Vehicle Emissions ¹	MT CO2e	4.6
Equivalent Number of Vehicles Offset		22

¹ US EPA conversion factors, <https://www.epa.gov/greenvehicles/greenhouse-gas-emissions-typical-passenger-vehicle>

² US Energy Information Administration, <https://www.eia.gov/energyexplained/units-and-calculators/british-thermal-units.php>

³ Estimated based on 175kVA generator output statistics at 50% load

⁴ NVE 2022 Sustainability Report, total owned plus purchased generator carbon intensity

⁵ USDA Forest Products Lab <https://www.fs.usda.gov/about-agency/features/trees-are-climate-change-carbon-storage-heroes>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400064 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Eldorado Lane and west of Las Vegas Boulevard South within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-601-001; 177-08-601-002; 177-08-601-004 through 177-08-601-006; 177-08-601-008; 177-08-701-001 through 177-08-701-004; 177-08-701-008 through 177-08-701-012; 177-08-701-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive on-site landscaping where required per Table 30.64-2.
2. Allow proposed non-standard improvements (landscaping) within the right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 110 (portion)
- Project Type: Non-standard improvements (landscaping) within the right-of-way

Site Plan

The approved plans depict future development on a 110 gross acre site. The applicant previously received approval of a 1 lot commercial subdivision on the subject property and proposed to dedicate rights-of-way along Las Vegas Boulevard South and Eldorado Lane. The applicant proposed to install detached sidewalks (5 feet wide) and a 5 foot wide landscape area in the right-of-way along Las Vegas Boulevard South.

Landscaping

The approved landscape plans show the planting palette includes the following: 36 inch box canopy trees, 24 inch box trees for screening, 1 gallon minimum shrubs, 1 gallon minimum groundcover, and 5 gallon minimum vines.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400105 (WS-19-0400):

Comprehensive Planning

- Until July 2, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-19-0400:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Traffic study shall be required with future development;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 80 feet for Robindale Road, 60 feet for the frontage road, 30 feet for Eldorado Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct a standard bus stop with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Las Vegas Boulevard South, just south of and as close to practical to both the Eldorado Lane and Robindale Road alignments;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant states that it has taken significant time working with governmental and non-governmental entities to secure a designated route. Since the last extension approval, the applicant has entered the lease from Caltrans (from Victor Valley to Rancho), have obtained approval from Victor Valley to Rancho, and have been awarded a \$3 billion federal grant.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900307 (VS-19-0401)	Third extension of time to vacate and abandon patent easements and rights-of-way	Approved by PW	May 2025
TM-23-500170	4 lot commercial subdivision	Approved by BCC	January 2024
ET-23-400105 (WS-19-0400)	First extension of time for waived landscaping and to allow non-standard improvements within the right-of-way in conjunction with a future development	Approved by PC	September 2023
ET-23-400104 (VS-19-0401)	Second extension of time to vacate and abandon patent easements and rights-of-way	Approved by PC	September 2023
ET-23-400049 (UC-20-0049)	Second extension of time for passenger terminal for a train station	Approved by BCC	April 2023
ADET-22-900161 (UC-20-0049)	First extension of time for a passenger terminal for a train station	Approved by ZA	March 2022
ET-21-400070 (VS-19-0401)	First extension of time for a vacation of easements and rights-of-way	Approved by PC	June 2021
UC-20-0049	Passenger terminal for a train station	Approved by BCC	March 2020
TM-19-500108	1 lot commercial subdivision	Approved by PC	July 2019
VS-19-0401	Vacated and abandoned patent easements and rights-of-way including Robindale Road (alignment), Moberly Avenue, a cul-de-sac bulb and attached right-of-way on Ensworth Street (alignment) south of Eldorado Lane	Approved by PC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0400	Non-standard improvements in the right-of-way	Approved by PC	July 2019
ZC-0620-11 (ET-0034-17)	First extension of time allowed future development, expanded Gaming Enterprise District, allowed a High Impact Project, and other commercial uses, waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site - expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element	Approved by BCC	March 2013
TM-0071-12	1 lot commercial subdivision - expired	Approved by PC	September 2012
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and H-2 zoning to H-1 (AE-60 & AE-65) zoning, use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allowed a High Impact Project, with deviations/waivers for reduced on-site parking and encroachment into airspace, design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings, zoning is permanent, all other applications - expired	Approved by BCC	April 2012
UC-0967-98	Off-premises signs	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	Right-of-way	Blue Diamond Road
East	Entertainment Mixed-Use	CR & CG	Commercial uses
West	Business Employment	Right-of-way	I-15

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the applicant has taken steps to commence the development as previously approved. The applicant has been working with various entities to secure a designated route. Also, staff finds there are active permits with the Public Works Department PW25-11135 and PW25-13146. Therefore, staff can approve this application.

Public Works - Development Review

The applicant has not complied with prior conditions from 2019; therefore, staff cannot support this extension of time.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development of standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 2, 2027 commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DESERTXPRESS ENTERPRISES, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-08-601-001, 002, 004, and 005

PROPERTY ADDRESS/ CROSS STREETS: Robindale Road and Windy Road

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ET-23-400105 (WS-19-0400)

PROPERTY OWNER INFORMATION

NAME: Desertxpress Enterprises, LLC

ADDRESS: 8329 W. Sunset Road, Suite 150

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Desertxpress Enterprises, LLC

ADDRESS: 8329 W. Sunset Road, Suite 150

CITY: Las Vegas STATE: NV ZIP CODE: 89133 REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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.

DesertXpress Enterprises, LLC

By: [Signature]
Property Owner (Signature)*

DesertXpress Enterprises, LLC

Property Owner (Print)

3/4/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ET-25-100064

PC MEETING DATE 8/5/2025

BCC MEETING DATE _____

TAB/CAC LOCATION enterprise

DATE 7/9/2025

ACCEPTED BY

DATE

FEES

NAI
5/27/2025
\$800.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-08-601-003, 006, 008, 177-08-701-001 thru 004, 008 thru 012, 014

PROPERTY ADDRESS/ CROSS STREETS: Robindale Road and Windy Road

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ET-23-400105 (WS-19-0400)

PROPERTY OWNER INFORMATION

NAME: LV TOD Property Holdings LLC
ADDRESS: 8329 W. Sunset Road, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LV TOD Property Holdings LLC
ADDRESS: 8329 W. Sunset Road, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89133 REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL: _____ EMAIL: eolson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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.

LV TOD Property Holdings LLC

By: [Signature]
Property Owner (Signature)*

LV TOD Property Holdings LLC
Property Owner (Print)

3/4/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ET-25-400004

PC MEETING DATE 8/5/2025

BCC MEETING DATE _____

TAB/CAC LOCATION enterprise

ACCEPTED BY NAT

DATE 5/27/2025

FEES \$800.00

DATE 7/9/2025

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

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcvtlaw.com
D: 702.792.7054

March 4, 2025

VIA ONLINE SUBMITTAL

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

***Re: Justification Letter – Second Extension of Time
Brightline West
WS-19-0400***

To Whom It May Concern:

This office represents the Applicant in the above referenced matter. On July 2, 2019, a waiver for landscaping was approved in conjunction with future development via application WS-19-0400, with an expiration date of July 2, 2023. A first extension of time was approved via application ET-23-400105 on September 5, 2023 with an expiration date of July 2, 2025. The Applicant is requesting an additional four (4) year extension to allow for the commencement of the project.

While the Applicant has worked, and is continuing to work, very diligently in establishing the route, and in finalizing all other matters related to the establishment of its high speed train, it has taken significant time working with governmental and non-governmental entities to secure that designated route. Since the last extension approval, the Applicant has entered into the lease from Caltrans (from Victor Valley to Rancho), have obtained EA approval from Victor Valley to Rancho, and have been awarded a \$3 billion federal grant.

However, this is a very unique application that may experience unexpected delays and the Applicant is requesting the flexibility for additional time to begin commencement. For this reason, this request to allow an extension of time of WS-19-0400 until July 2, 2029 to commence is both needed and justified.

Nothing herein is meant to be or will be interpreted to be a waiver of principles of legal preemption or preclusion that may apply to Brightline West because of its status as a common carrier regulated by the federal government.

CIVIL
ENGINEER

ET-25-400064

Thank you very much for your consideration of this important matter.

Sincerely,
KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/lak

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

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

March 4, 2025

VIA ONLINE SUBMITTAL

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

**Re: Justification Letter – Second Extension of Time
Brightline West
WS-19-0400**

To Whom It May Concern:

This office represents the Applicant in the above referenced matter. On July 2, 2019, a waiver for landscaping was approved in conjunction with future development via application WS-19-0400, with an expiration date of July 2, 2023. A first extension of time was approved via application ET-23-400105 on September 5, 2023 with an expiration date of July 2, 2025. The Applicant is requesting an additional four (4) year extension to allow for the commencement of the project.

While the Applicant has worked, and is continuing to work, very diligently in establishing the route, and in finalizing all other matters related to the establishment of its high speed train, it has taken significant time working with governmental and non-governmental entities to secure that designated route. Since the last extension approval, the Applicant has entered into the lease from Caltrans (from Victor Valley to Rancho), have obtained EA approval from Victor Valley to Rancho, and have been awarded a \$3 billion federal grant.

However, this is a very unique application that may experience unexpected delays and the Applicant is requesting the flexibility for additional time to begin commencement. For this reason, this request to allow an extension of time of WS-19-0400 until July 2, 2029 to commence is both needed and justified.

Nothing herein is meant to be or will be interpreted to be a waiver of principles of legal preemption or preclusion that may apply to Brightline West because of its status as a common carrier regulated by the federal government.

ET-25-400004

Thank you very much for your consideration of this important matter.

Sincerely,
KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/lak

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0433-DELK FAMILY TRUST:

VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-801-003

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of a portion of right-of-way being Schirlls Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the area from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005
SC-1717-98	Street name change for an existing public street	Approved by BCC	December 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0475	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DELK FAMILY TRUST

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0433

4A

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

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

Date: 7/9/2025

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: 8/5/2025 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: Click or tap 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 Gillespie Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 177-18-801-003, 177-19-501-010, 177-19-501-011

PROPERTY ADDRESS/ CROSS STREETS: 4235 West Ford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate portions of ROW along Schirls Street

PROPERTY OWNER INFORMATION

NAME: Delk Family Trust

ADDRESS: 4235 West Ford Ave

CITY: Las Vegas

STATE: NV ZIP CODE: 89139

TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Delk Family Trust

ADDRESS: 4235 West Ford Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____

TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL n/a EMAIL: olson@kcnvlaw.com

***Correspondent will receive all communication on submitted application(s).**

(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.

Liz Olson - Kaempfer Crowell Trustee
Property Owner (Signature)*

Carolyn Ellsworth
Property Owner (Print)

2/23/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

WHEN RECORDED MAIL TO:
Alice S. Denton
411 E. Bonneville Ave., #300
Las Vegas, NV 89101

AMENDED CERTIFICATE OF TRUST

STATE OF NEVADA)
) SS:
COUNTY OF CLARK)

CRAIG R. DELK and CAROLYN ELLSWORTH, husband and wife, being first duly sworn, depose and say that they are the acting Co-Trustees of the DELK FAMILY LIVING TRUST AGREEMENT created by trust agreement on November 14, 2003, and custodians of the original of said Trust Agreement, hereby certify the following:

1. **TRUST TITLE.** This Certification of Trust relates to the DELK FAMILY LIVING TRUST AGREEMENT (the "Trust") created by trust agreement (the "Trust Agreement") on November 14, 2003.
2. **GRANTORS.** The names of the grantors are CRAIG R. DELK and CAROLYN ELLSWORTH.
3. **CURRENT TRUSTEES.** The name and address of the currently acting Trustees are:

CRAIG R. DELK and CAROLYN ELLSWORTH
435 West Ford Avenue
Las Vegas, Nevada 89139

4. **TRUSTEE POWERS.** The powers of the Trustee are set forth in the appendix to this document.
5. **REVOKING THE TRUST.** The Trust Agreement is revocable.

The following persons hold the power to revoke the trust:

CRAIG R. DELK and CAROLYN ELLSWORTH.

6. **CO-TRUSTEES.** The signature of only one Co-Trustee is required to exercise the powers of the Trustee under the trust. Except as to assets specifically categorized as individual property of either spouse by a community property agreement, and except as to amendment or

revocation of the trust, any Co-Trustee may exercise dominion and control over any and all of the trust assets. If a Co-Trustee is unable or unwilling to act, the remaining Co-Trustee(s) shall serve with all rights and responsibilities originally given to all Co-Trustees.

7. **TAX ID.** The Trust's taxpayer identification number is the social security number of one of the Trustors, namely, CRAIG R. DELK or CAROLYN ELLSWORTH.
8. **TITLING ASSETS.** Trust assets should be titled in the following manner:

CRAIG R. DELK and CAROLYN ELLSWORTH, Trustees of the DELK FAMILY LIVING TRUST AGREEMENT dated November 14, 2003
9. The undersigned hereby represent that the statements contained in this Certification of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustees to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot, or sell upon deferred payments trust property, including real and personal property, that would create liability for any third party relying on this document as authorization for Trustees' authority.
10. This Trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This Certification of Trust is being signed by all currently acting Trustees of the Trust.
11. The Trust shall in all respects be governed, construed, and administered by and in accordance with the laws of the State of Nevada.

IN WITNESS WHEREOF, we have hereunto set our hands and subscribed our names on this 16th day of August, 2019.

TRUSTORS


CRAIG R. DELK


CAROLYN ELLSWORTH

TRUSTEES


CRAIG R. DELK


CAROLYN ELLSWORTH

April 28, 2025

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Vacation
Schirlls Street
Delk Family Trust***

To Whom It May Concern:

Please be advised our office represents the Delk Family Trust (the “Applicant”) in the above-referenced matter. The Applicant is requesting to vacate portions of right-of-way along Schirlls Street between Ford Avenue and Raven Avenue. The APNs for the requested right-of-way to be vacated are 177-18-899-001, 177-19-599-022, and 177-19-599-014.

The Applicants’ original request was to vacate the 30-feet of public right-of-way for Schirlls Avenue adjacent to their residence – 4235 West Ford Avenue. Following discussions with Public Works, a request to vacate two additional portions along Schirlls Avenue to the south was suggested. There are various portions of Schirlls Avenue that were previously vacated or never dedicated between Wigwam Avenue and Raven Avenue. For example, APNs 177-18-701-025 and 177-18-701-026, vacated portions of Schirlls adjacent to those parcels, prohibiting Schirlls from being a through street north of Ford Avenue. Therefore, this request will not create any negative circulation impacts and allow for consistency along the right-of-way.

Thank you in advance for your time and consideration. Please let me know if you have any questions or need any additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0475-LEDFORD DAVID L & JA FAM TR & LEDFORD DAVID L & JANICE A TRS:

VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-501-010; 177-19-501-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Schirlls Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0415-21	Vacated easements	Approved by PC	October 2021
ZC-1026-05	Reclassified the area from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005
SC-1717-98	Street name change for an existing public street	Approved by BCC	December 1998

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 (AE-60 & NPO-RNP)	Single-family residential development & Undeveloped

Related Applications

Application Number	Request
VS-25-0433	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-19-501-010, 177-19-501-011

PROPERTY ADDRESS/ CROSS STREETS: Schirlls/Raven

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of public right-of-way being Schirlls Street

PROPERTY OWNER INFORMATION

NAME: Clark County Public Works

ADDRESS: 500 S. Grand Central Parkway 1st Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-4898

CELL

EMAIL: papazian@clarkcountynv.gov

APPLICANT INFORMATION (must match online record)

NAME: Clark County Public Works - Development Review

ADDRESS: 500 S. Grand Central Parkway

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

REF CONTACT ID #

TELEPHONE: 702-455-4898

CELL

EMAIL: papazian@clarkcountynv.gov

CORRESPONDENT INFORMATION (must match online record)

NAME: Antonio Papazian, Deputy Director Clark County Public Works Development Review

ADDRESS: 500 S. Grand Central Parkway

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

REF CONTACT ID #

TELEPHONE: 702-455-4898

CELL

EMAIL: papazian@clarkcountynv.gov

*Correspondent will receive all communication on submitted application(s).

(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)

Antonio Papazian
Property Owner (Print)

06/25/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

June 25, 2025

Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation of Schirlls Street APN 177-19-599-014 and 177-19-599-022

Dear Ms. Real:

We are requesting to vacate portions of Schirlls Street between Ford Avenue and Raven Avenue adjacent to APN's 177-19-501-010 and 177-19-501-011. Public Works is submitting this vacation based on direction from the Board to proceed with this vacation.

Thank you,

A handwritten signature in blue ink, appearing to read "Antonio Papazian".

Antonio Papazian
Deputy Director

AP/kp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0434-OSAGE CANYON TRUST & RODRIGUEZ, OSCAR O. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and Hinson Street and Schirls Street within Enterprise (description on file). JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-701-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements on the subject parcel. The easements are no longer needed for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2 & RS20 (AE-60)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residences

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Wigwam Avenue;
- 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;
- 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: OSCAR RODRIGUEZ

CONTACT: JASON FACKRELL, MHP LIMITED, 6440 SKY POINTE DRIVE, SUITE 140-385, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-18-701-005

PROPERTY ADDRESS/ CROSS STREETS: Wigwam and Hinson

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent easement

PROPERTY OWNER INFORMATION

NAME: Oscar Rodriguez
ADDRESS: 528 E Oakey Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: 702-419-4257 CELL: _____ EMAIL: pumas2001@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Oscar Rodriguez
ADDRESS: 528 E Oakey Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: 702-419-4257 CELL: _____ EMAIL: pumas2001@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jason Fackrell
ADDRESS: 6440 Sky Pointe Dr #140-385
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 702-334-1331 EMAIL: jasonf@mhplimited.com

*Correspondent will receive all communication on submitted application(s).

(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.

Oscar Rodriguez
Property Owner (Signature)*

Oscar Rodriguez
Property Owner (Print)

4/17/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-25-0434
PC MEETING DATE 8/5/2025
BCC MEETING DATE _____
TAB/CAC LOCATION enterprise

ACCEPTED BY NAI
DATE 6/2/25
FEES \$1,200.00

DATE 7/9/25

April 7, 2025

To Whom It My Concern;

This correspondence is to petition the Vacation of a portion of the original Patent Number #1203000 being in T. 22 S., R. 61 E., Section 18. The Patent reserves out 33 feet for roadway and public utilities purposes, to be located along the boundaries of said land. We are requesting to vacate the East, West and South 33 feet and excepting the north 40'. The reason for the vacation is because our client wants to build a home and casita on his land. Our client will dedicate the north 40 feet to Clark County per County comments.

Thank you for your time and consideration,

Sincerely,



Jason Fackrell

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:

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

Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/gc
(For possible action)

RELATED INFORMATION:

APN:

177-28-702-017

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

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

Applicant's Justification

The applicant states the request for Low-Intensity Suburban Neighborhood (LN) is appropriate for the site since the adjacent properties to the north are also planned LN and the adjacent property to the east, although zoned **RS20 (NPO-RNP)**, is a non-residential place of worship. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-23-0830	A zone change to reclassify the site from RS20 to RS5.2 zoning and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0445	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0446	A vacation and abandonment of government patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500107	A tentative map for a 7 lot single-family residential subdivision 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.

The request for Low-Intensity Suburban Neighborhood (LN) is compatible with the surrounding area. The adjacent properties to the north are planned LN along with the properties to the southeast. Although the 2 parcels to the east and northeast planned for Ranch Estate Neighborhood (RN) would be cut-off from the other RN planned properties to the west and south by a change to LN on this site, those 2 parcels are not viable as RN planned or **RS20 (NPO-RNP)** zoned properties. The parcel to the east is developed as a place of worship, and therefore, is not characterized as a residential property. The parcel to the northeast is adjacent to LN planned and **RS10** zoned properties to the north and west, and places of worship to the east and south; and therefore, already is an isolated RN planned parcel that is located adjacent to an arterial street (Bermuda Road). Furthermore, public rights-of-way (Fairfield Avenue and Frias Avenue) will separate the proposed LN on the subject site from the existing RN planned properties to the west and south. The request complies with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST: 44 cards, 10 letters, petition with 27 signatures, petition with 70 signatures

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – DENIED – Vote: Aye: Kirk, Castello, Kilarski, Lee, Mujica, Stone Nay: Frasier

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – No Date – per the applicant.

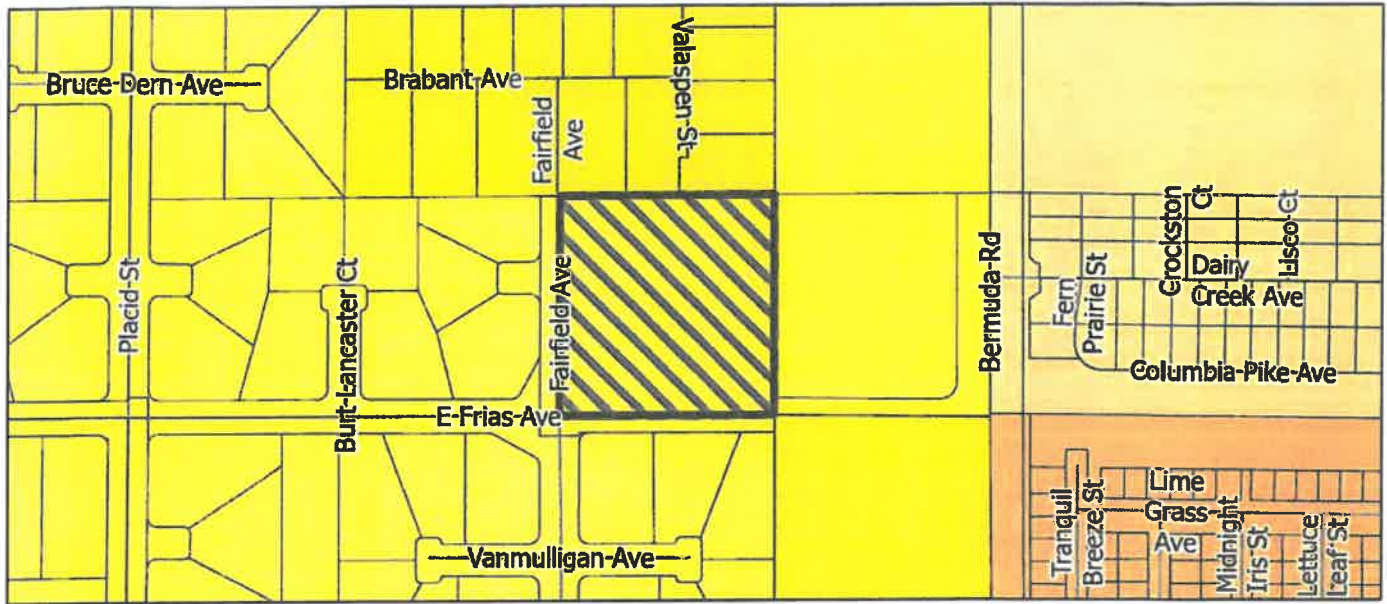
APPLICANT: KHUSROW ROOHANI

CONTACT: JESSICA WALESA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

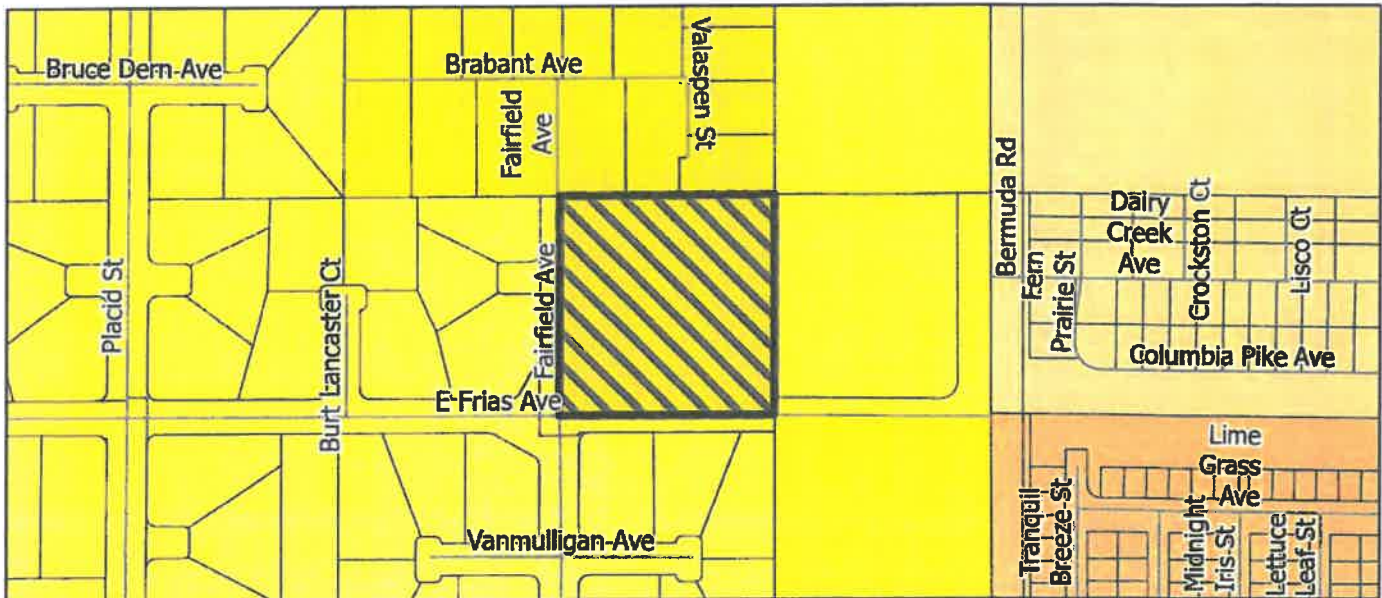
DRAFT

Planned Land Use Amendment PA-23-700046

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

**Enterprise
Clark County, Nevada**


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



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE		APP. NUMBER: <u>PA-23-700046</u>	DATE FILED: <u>12/7/23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/10/24</u> PC MEETING DATE: <u>2/6/24 @ 7:00 P.M.</u> <u>6:00 PM</u> BCC MEETING DATE: <u>3/6/24 @ 9:00 A.M.</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO COMPANION ITEM: FEE: <u>\$2,700.00</u> <u>20-23-0830</u>	
PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u>		
	ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>		
	TELEPHONE: <u>702-249-0777</u> CELL: _____		
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____		
APPLICANT	NAME: <u>Khusrow Roohani</u>		
	ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>		
	TELEPHONE: <u>702-249-0777</u> CELL: _____		
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____		
CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u>		
	ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>		
	TELEPHONE: <u>702-362-8844</u> CELL: _____		
	E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259 044</u>		
ASSESSOR'S PARCEL NUMBER(S): <u>177-28-702-017</u>			
CURRENT LAND USE PLAN DESIGNATION: <u>RN</u>			
REQUESTED LAND USE PLAN DESIGNATION: <u>LN</u>			
PROPERTY ADDRESS and/or CROSS STREETS: <u>Frias Ave and Fairfield Ave</u>			
<p>(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.</p>			
 Property Owner (Signature)*		<u>Khusrow Roohani</u> Property Owner (Print)	
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>			
SUBSCRIBED AND SWORN BEFORE ME ON <u>9/25/23</u> (DATE)			
By <u>Khusrow Roohani</u>			
NOTARY PUBLIC: <u>Dorothy Grace Shoen</u>			
<p>*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.</p>			



DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5327-1
MY APPT. EXPIRES DECEMBER 11, 2024

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

Re: **Frias & Fairfield**
APN: 177-28-702-017
PA-23-700046

Dear Planning Committee:

The justification for this plan amendment is rooted in deception. The plan amendment is based on the zoning intensity of an area nearby which is unrelated to the zone in question. Supporting statements by the developer give the false impression that two differing zones are similar. This alone should not be an acceptable rationale to override the existing zoning ordinance.

What's more, our community has not been provided plans for the intended development, and we've been monitoring it from the beginning.

The claimant's parcel is adjacent to a Low Intensity Suburban Neighborhood to the north, and Ranch Estate Neighborhoods to the east, south, and west. This proposal therefore negatively impacts hundreds of longstanding residents, multiple neighborhoods, and our livelihoods.

Misleading: The homes to the north are zoned LN, but the home density corresponds to an RN designation. Redesignating this plot would betray the reality of the developments within the target area. (*See exhibit A*)

The claimant also suggests developments with higher density to the east are relevant, including a multi-family residential development approximately 500 feet to the east. The proposed R-1 (Single-Family Residential District) zoning category would be lower intensity than these developments, including the adjacent non-residential religious facility.

Misleading: The aforementioned R-3 homes to the east are not immediately adjacent, nor should they be relevant to the parcel. A major thoroughfare divides our lower density estates from those higher density, entry-level residences. (*See exhibit A*)

False: The religious facility (church) does in fact include a residence on site as well as a preschool. (*See exhibit B*)

Claim: The claimant suggests new zoning will serve as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Item # 31
PA-23-700046
PC 12/17/24

Misleading: The reality on the ground is very different. Rezoning will not enhance an underutilized space. It will overburden the infrastructure and overcrowd a low-density lot. It will strain utilities and cause undue harm on nearby residents as home values decrease, security concerns and traffic increase, and privacy diminishes.

The claimant's amendment suggests that these changes align with a long-term vision for the region. We ask, whose? In fact, their objectives betray the stated wishes of the residents who occupy the vicinity closest to the parcel.

For example, the overall area and adjacent developments have much lower density than what is proposed. Local realtors agree that home values will be negatively impacted by higher density development, perhaps drastically. It is unfair and callous to existing homeowners for the petitioner to maximize profits while threatening ours. Make no mistake: this is about dollars and business margins, not sustainability or tranquility or community.

In short, approving this request will reduce property values, overburden our infrastructure, harm neighbors, and strain our neighborhood. Home buyers invested in this area based on the land use plan currently in place. When residents decided on this area, we never imagined such a drastic proposal to change our community. Please honor our wishes and reject the claimant's proposal.

Regards,

Lisa Narter
341 Brabant Ave
Las Vegas, NV 89183



Exhibit A

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:

AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) remove the Neighborhood Protection (RNP) Overlay (previously not notified).

Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-702-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

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

Applicant's Justification

The applicant states the request for **RS5.2** zoning is appropriate for the site since there are existing developments with greater density in the area such as the **RM18** and **RS2** developments approximately 500 feet to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-23-700046	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
WS-25-0445	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0446	A vacation and abandonment of government patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500107	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 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 finds the request to reclassify the site to **RS5.2** zoning to not be compatible with the surrounding area. The proposed **RS5.2** zoning does not provide for an appropriate transition from the **RS10** zoned residences to the north, to the **RS20 (NPO-RNP)** zoned residences to the south, or from the **RS20 (NPO-RNP)** zoned place of worship to the east, to the **RS20 (NPO-RNP)** zoned residences to the west. 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 RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to RNP areas or clustering higher intensity housing units away from the shared edge of the RNP. Given the small size of the subject property (2.5 acres), utilizing such strategies would be hard to accomplish. Staff finds that a zone change to **RS10** would be more compatible with the surrounding area, as opposed to the **RS5.2** zoning request. For these reasons, staff finds the request for **RS5.2** zoning not 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

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:**Public Works - Development Review**

If approved:

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 32 cards, 16 letters, petition with 27 signatures, petition with 70 signatures

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – FORWARDED – NO RECOMMENDATION.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – No Date – per the applicant.

APPLICANT: KHUSROW ROOHANI

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- ☐ TEXT AMENDMENT (TA)
- ☒ ZONE CHANGE (ZC)
- ☐ USE PERMIT (UC)
- ☐ VARIANCE (VC)
- ☐ WAIVER OF DEVELOPMENT STANDARDS (WS)
- ☐ DESIGN REVIEW (DR)
- ☐ ADMINISTRATIVE DESIGN REVIEW (ADR)
- ☐ STREET NAME / NUMBERING CHANGE (SC)
- ☐ WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ☐ ANNEXATION REQUEST (ANX)
- ☐ EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- ☐ APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: 2C-23-0830 DATE FILED: 12/7/23

PLANNER ASSIGNED: _____

TAB/CAC: ENTERPRISE TAB/CAC DATE: 1/10/24

PC MEETING DATE: 2/6/24 @ 7:00 P.M. @ 6:00 PM

BCC MEETING DATE: 3/6/24 @ 9:00 A.M.

FEE: \$1,050.00 COMPANION FEE:

PA-23-700046

PROPERTY OWNER

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas STATE: NV ZIP: 89134

TELEPHONE: 702-249-0777 CELL: _____

E-MAIL: sevenvalleysrealty@yahoo.com

APPLICANT

NAME: Khusrow Roohani

ADDRESS: 9500 Hillwood Drive, 2nd Floor

CITY: Las Vegas STATE: NV ZIP: 89134

TELEPHONE: 702-249-0777 CELL: _____

E-MAIL: sevenvalleysrealty@yahoo.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Taney Engineering; Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP: 89118

TELEPHONE: 702-362-8844 CELL: _____

E-MAIL: jessicaw@taneycorp.com REF CONTACT ID #: 259094

ASSESSOR'S PARCEL NUMBER(S): 177-28-702-017

PROPERTY ADDRESS and/or CROSS STREETS: Frias Ave and Fairfield Ave

PROJECT DESCRIPTION: Requesting rezone from R-E (RNP-I) to R-1

(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 designees, 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)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5327-1
MY APPT. EXPIRES DECEMBER 11, 2024

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TANEY ENGINEERING

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

December 4, 2023

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

**Re: Frias & Fairfield
APR-23-101253
APN: 177-28-702-017
Justification Letter**

2 c-23-0830
**PLANNER
COPY**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcel is 2.5 gross-acres and is located north of Frias Avenue and east of Fairfield Avenue. The parcel is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcel to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). The parcel is adjacent to properties zoned R-D (Suburban Estates Residential District) to the north and R-E (Rural Estates Residential District) to the east, south, and west.

The justification for this rezoning is anchored in the comparative intensity of zoning in the surrounding area. Notably, there are existing developments with greater density, including a development approximately 500 feet to the east zoned R-3 (Multiple-Family Residential). Given that the proposed R-1 (Single-Family Residential District) zoning category is less intense than these developments, including the adjacent non-residential religious facility, we believe that the request is fitting and appropriate for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the pressing need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.



This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning, in conjunction with the Master Plan Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

2C-23-0830
**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and Frias Avenue and Whispering Tree Avenue within Enterprise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-702-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of patent easements along the north, south, east, and west boundaries of the project site. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-23-700046	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0830	A zone change to reclassify the site from RS20 to RS5.2 zoning for a future residential development is a companion item on this agenda.
WS-25-0445	Waivers of development standards to modify residential adjacency standards, allow an attached sidewalk, and waive off-site improvements (streetlights) in conjunction with a proposed single-family residential development is a companion item on this agenda.
TM-25-500107	A tentative map for a proposed 7 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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 25.5 feet for Frias Avenue, and associated spandrel;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Coordinate with Public Works - Development Review Division for the limits of vacation for Fairfield Avenue;
- Coordinate with Public Works - Development Review Division for the right-of-way dedication of Fairfield Avenue;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-23-700046; ZC-23-0830; WS-25-0445; VS-25-0446; & TM-25-500107

9A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/09/25

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. 08/06/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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>

Page 2 of 4



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 177-28-702-017

PROPERTY ADDRESS/ CROSS STREETS: Frias Ave and Fairfield Ave

DETAILED SUMMARY PROJECT DESCRIPTION

7 Lot Single-Family Residential Subdivision.
Vacation application in support of (PA-23-700046, ZC-23-0830).

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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)*

KHUSROW ROOHANI
Property Owner (Print)

12/27/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

April 1, 2025

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

Re: Frias & Fairfield
APR-24-101509
APN: 177-28-702-017
Justification Letter for Vacations

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is submitting justification for the following patent easement vacations:

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the west and north boundaries; as well as 8-feet on the south boundary and 3-feet on the west boundary.

Due to the proposed single-family residential development, the patent easements are no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation has been provided with the application for review.

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

Sincerely,

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

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) waive off-site improvements (streetlights).

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-702-017

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow reduced side and rear setbacks for Lots 1 and 2 where developments shall comply with the side and rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.
 - b. Allow reduced lot sizes for Lot 1 and Lots 5 through 7 to a minimum of 8,179 square feet where developments within, abutting, or adjacent to an NPO-RNP area shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G (a maximum of 18.2% reduction).
2. Allow an attached sidewalk along Frias Avenue where a detached sidewalk is required per Section 30.04.08C.
3.
 - a. Waive off-site improvements (streetlights) along Frias Avenue where streetlights are required per Section 30.04.08C.
 - b. Waive off-site improvements (streetlights) along Fairfield Avenue where streetlights are required per Section 30.04.08C.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 7

- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 8,179/10,501
- Number of Stories: 1 & 2
- Building Height (feet): 23 (1 story)/27 to 29.5 (2 story)
- Square Feet: 2,501 (1 story) to 3,276 (2 story)

Site Plans

The plans depict a proposed single-family residential development consisting of 7 lots on 2.5 acres with a density of 2.8 dwelling units per acre. The minimum and maximum lot sizes are 8,179 square feet and 10,501 square feet, respectively. Lot 1, located at the southeast corner of the development, measures 9,187 square feet in area and abuts an existing NPO-RNP single-family residential development to the south, across Frias Avenue. Furthermore, Lot 1 is adjacent to an existing place of worship to the east, which is also located within the NPO-RNP. Lots 5 through 7 also abut the existing NPO-RNP single-family residential development to the south and to the west, across Frias Avenue and Fairfield Avenue, respectively. A waiver of development standards is required to allow Lot 1 and Lots 5 through 7 to establish a lot area less than 10,000 square feet. A second waiver of development standards is required to allow Lots 1 and 2 to establish interior side and rear setbacks of 5 feet and 20 feet where interior side and rear setbacks of 10 feet and 30 feet, respectively, are required when adjacent to an NPO-RNP. Access to the residential development is granted via a 43 foot wide north/south private street, Ecto Street, that connects to Frias Avenue, a public right-of-way. Ecto Street connects to a 43 foot wide east/west private street, Plasma Street, that provides access to Lots 1 through 7 within the subdivision. A 4 foot wide attached sidewalk is located on the west and south sides of Ecto Street and Plasma Street, respectively. A 5 foot wide detached sidewalk is proposed along Fairfield Avenue. A 5 foot wide attached sidewalk is proposed along Frias Avenue where a detached sidewalk is required, necessitating a waiver of development standards. An additional waiver is required to eliminate off-site improvements, specifically streetlights, along Fairfield Avenue and Frias Avenue.

Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Fairfield Avenue. A landscape area measuring 10 feet in width is located behind an attached sidewalk adjacent to Frias Avenue. The street landscape area consists of large trees, shrubs, and groundcover.

Elevations

The plans depict single-story model homes with a maximum height of 23 feet and 2 story homes measuring between 27 feet to 29.5 feet in height. The models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, stone veneer accents, and other architectural features including an optional patio cover.

Floor Plans

The plans depict a single-story model home with an area measuring 2,501 square feet featuring multiple bedrooms, bathrooms, great room, kitchen, dining room, study, and nook. The single-story model features a 2 to 3 car attached garage. The 2-story model homes measure between

3,004 square feet to 3,276 square feet and include multiple bedrooms, bathrooms, great room, kitchen, dining room, study, and nook. These models also include 2 to 3 car attached garages.

Applicant's Justification

Lots 1 and Lots 5 through 7, located immediately south of the existing NPO adjacent to the project site, are proposed to have an area of 8,179 square feet to 9,187 square feet making them nearly 10,000 square feet. Consequently, waiving the residential adjacency requirements for Lot 1 and Lots 5 through 7 is unlikely to adversely impact any future development. The necessity for a 20 foot rear setback arises to accommodate the house within the lot, with a difference of a 10 foot setback. These are needed for Lots 1 and 2 that are adjacent to the NPO-RNP development. The applicant strives to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. These are needed for Lots 1 and 2 that are adjacent to the NPO-RNP development. The proposed setbacks strive to align with the homes being built as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes. The proposed development is zoned RS 5.2 (Residential Single-family 5.2) but surrounded by RS10 (Residential Single-Family Residential RS10) to the north and west and RS20 (Residential Single-Family Residential RS20) to the and RN (Ranch Estates Neighborhood) to the west and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack off-site improvements such as the streetlights, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing streetlights may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; they are proposing no streetlights.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-23-700046	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0830	A zone change to reclassify the site from RS20 (NPO-RNP) to RS5.2 zoning for a future residential development is a companion item on this agenda.
VS-25-0446	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-25-500107	A tentative map for a proposed 7 lot 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

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of requiring minimum lot sizes of 10,000 square feet adjacent to and abutting an existing Neighborhood Protection (RNP) Overlay is to encourage new residential developments adjacent to these areas to transition at appropriate densities, at similar height, and maintain similar setbacks. Policy 6.2.3 of the Master Plan encourages the establishment of regulations that support appropriate transitions in the character of development and neighborhood compatibility. The developed single-family residential lots, immediately to the south of the project site across Frias Avenue, measure between 16,117 square feet and 18,295 square feet. Furthermore, the developed residential lots to the west of the project site, across Fairfield Avenue, measure between 14,375 square feet and 19,166 square feet. The area of Lot 1 and Lots 5 through 7 is not compatible with the area of the abutting lots to the south and west. Furthermore, since staff is not supporting the related plan amendment and zone change, staff recommends denial.

Staff finds the request to reduce the side interior and rear setbacks for Lots 1 and 2 should not have a detrimental impact on the existing place of worship to the east. Staff has no objection to this request; however, since staff is not supporting the related plan amendment and zone change, staff recommends denial.

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 elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. Staff also prefers the proposed trees along Fairfield Avenue be planted in a staggered formation, as opposed to a linear row of trees along the street frontage. However, since staff is not supporting the plan amendment, zone change and waivers of development standards associated with this request, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Frias Avenue. The site is a raw parcel with no existing off-site improvements. Therefore, there is no justification for detached sidewalks not to be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Staff cannot support the request to not install streetlights on Frias Avenue, as streetlights not only provide safety for motorists, but they assist in improving security. With new technology, the light pollution from streetlights can be mitigated so that the light does not impede into adjacent parcels. Additionally, there are currently streetlights installed to the east of the site.

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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25.5 feet for Erías Avenue, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map OR within 30 calendar days from a request for dedication by the County;
- Coordinate with Public Works - Development Review Division for the limits of vacation for Fairfield Avenue;
- Coordinate with Public Works - Development Review Division for the right-of-way dedication of Fairfield Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is 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 #0050-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-23-700046; ZC-23-0830; WS-25-0445; VS-25-0446; & TM-25-500107

10A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/09/25

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. 08/06/25 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 Greta 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>

Page 2 of 7



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 177-28-702-017

PROPERTY ADDRESS/ CROSS STREETS: Frias Ave and Fairfield Ave

DETAILED SUMMARY PROJECT DESCRIPTION

7 Lot Single-Family Residential Subdivision.
Waiver of Development Standards/Design Review application in support of (PA-23-700046, ZC-23-0830).

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: Angelä.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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)*

KHUSROW ROOHANI
Property Owner (Print)

12/27/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

May 28, 2025

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

**Re: Frias & Fairfield
APR-24-101509
APN: 177-28-702-017
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for Waivers of Development Standards and a Design Review for a proposed single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.50 gross acres and located north of Frias Avenue and east of Fairfield Avenue. This is a request to allow for the development of a 7-lot single-family residential subdivision with a density of 2.89 dwelling units per acre. The lots range in size from 8,179 square feet to 9,187 square feet, with an average lot size of 9,399 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). We are requesting a Zone Change (ZC-23-0830) to RS5.2 and a Plan Amendment (PA-23-700046), these applications were held at the Board of County Commissioners on January 22, 2025, to no specific date so these applications could be heard concurrently.

Frias Avenue and Fairfield Avenue will receive full off-site improvements including curb, gutter, sidewalk, and paving. Lots 1-7 will be accessed via a 39-foot-wide private street with sidewalk on one side that terminates into two sub streets on each end. Lots 1-7 will be accessed through Frias Avenue.

A 10-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Frias Avenue. Fairfield Avenue will have detached sidewalks with a 5-foot landscape buffer behind and in front of the sidewalk.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up up 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	LN (Low-Intensity Suburban Neighborhood – up to 5 du/ac)	Residential Single-Family 10 (RS10)

South (Developed)	RN (Ranch Estates Neighborhood - up up 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood - up up 2 du/ac)	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lots 1 and 5-7, located immediately south of the existing NPO adjacent to the project site, are proposed to have an area of 8,179 square feet to 9,187 square feet making them nearly 10,000 square feet. The adjacent NPO parcels to the east are also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for lots 1 and 5-7 is unlikely to adversely impact any future development.

Waiver of Development Standard – Reduction for Rear Setback

This request is to reduce the lot rear yard setback currently measuring 20-feet, where 30-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 20-foot rear setback arises to accommodate the house within the lot, with a difference of a 10-foot setback. These are needed for lots 1-7 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.

Waiver of Development Standard – Reduction for Side Setback

This request is to reduce the lot rear yard setback currently measuring 5-feet, where 10-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 5-foot side setback arises to accommodate the house within the lot, with a difference of a 5-foot setback. These are needed for lots 1-7 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.

Waiver of Development Standards – Detached Sidewalks

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Fairfield Avenue and Frias Avenue. This development is instead proposing attached sidewalks along the frontage of Frias Avenue with 10 feet of landscaping behind the attached sidewalk. Fairfield Avenue will have detached sidewalks with the required landscaping.

Waiver of Development Standards – Off-Site Improvements (Streetlights)

This request is to waive Section 30.04.08.C requiring full off-site improvements on Fairfield Avenue and Frias Avenue we are requesting not to include streetlights. This waiver is to not install offsite improvements for streetlights only. The proposed development is zoned RS 5.2 (Residential Single-Family 5.2) but surrounded by RS10 (Residential Single-Family Residential RS10) to the north and west and RS20 (Residential Single-Family Residential RS20) to the and RN (Ranch Estates Neighborhood) to the west and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements such as the streetlights, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing streetlights may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no streetlights.

Design Review - Architecture

This request is for a design review of 3 architectural floor plans and elevations. The one to two- story detached single-family homes are 2,501 square feet to 3,276 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plans	Square Footage	Stories	Height	Garages
Paige (x)	2,501	1 story	22' – 9 1/8"	3 car garage total
Seth (L29A)	3,004	2 story	26'-9'	3 car garage total
Sage (L658)	3,276	2 Story	29'-3 13/16"	2 car garage total

Plan Name	Project Number	Architectural Features
Paige	L24P	Front Elevation: <ul style="list-style-type: none">- Covered Entry- Window Shutters- Window Trim- Stone Veneer Rear Elevation: <ul style="list-style-type: none">- Covered Patio

		<ul style="list-style-type: none"> - Variable Roof - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim
Seth	L29A	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof Line - Window Trim <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line
Sage		<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof Line - Window Trim <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line

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

Sincerely,



Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-702-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 8,179/10,501

Project Description

The plans depict a proposed single-family residential development consisting of 7 lots on 2.5 acres with a density of 2.8 dwelling units per acre. The minimum and maximum lot sizes are 8,179 square feet and 10,501 square feet, respectively. Lot 1, located at the southeast corner of the development, measures 9,187 square feet in area and abuts an existing NPO-RNP single-family residential development to the south, across Frias Avenue. Furthermore, Lot 1 is adjacent to an existing place of worship to the east, which is also located within the NPO-RNP. Lots 5 through 7 also abut the existing NPO-RNP single-family residential development to the south and to the west, across Frias Avenue and Fairfield Avenue, respectively. Access to the residential development is granted via a 43 foot wide north/south private street, Ecto Street, that connects to Frias Avenue, a public right-of-way. Ecto Street connects to a 43 foot wide east/west private street, Plasma Street, that provides access to Lots 1 through 7 within the subdivision. A 4 foot wide attached sidewalk is located on the west and south sides of Ecto Street and Plasma Street, respectively. A 5 foot wide detached sidewalk is proposed along Fairfield Avenue and a 5 foot wide attached sidewalk is proposed along Frias Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-23-700046	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0830	A zone change to reclassify the site from RS20 (NPO-RNP) to RS5.2 for a future residential development is a companion item on this agenda.
WS-25-0445	Waivers of development standards to modify residential adjacency standards, allow an attached sidewalk, and waive off-site improvements (streetlights) in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0446	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Analysis**Comprehensive Planning**

Staff is not supporting the associated plan amendment, zone change, and waivers of development standards associated with this request; therefore, staff recommends denial.

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.

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 25.5 feet for Frias Avenue, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Coordinate with Public Works - Development Review Division for the limits of vacation for Fairfield Avenue;
- Coordinate with Public Works - Development Review Division for the right-of-way dedication of Fairfield Avenue;
- 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

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.

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 #0050-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** KHUSROW ROOHANI**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-23-700046; ZC-23-0830; WS-25-0445; VS-25-0446; & TM-25-500107

11A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 07/09/25

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. 08/06/25 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.com/comprehensive-planning>

Page 2 of 5



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 177-28-702-017

PROPERTY ADDRESS/ CROSS STREETS: Frias Ave and Fairfield Ave

DETAILED SUMMARY PROJECT DESCRIPTION

7 Lot Single-Family Residential Subdivision.

Tentative Map application in support of (PA-23-700046, ZC-23-0830).

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: 702-249-0777 CELL _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-240-5605

CELL _____

EMAIL: Angelä.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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)*

KHUSROW ROOHANI
Property Owner (Print)

12/27/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

May 28, 2025

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

**Re: Frias & Fairfield
APR-24-101509
APN: 177-28-702-017
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for Tentative Map for a proposed single-family residential subdivision.

Tentative Map

The subject site is 2.50 gross acres and located north of Frias Avenue and east of Fairfield Avenue. This is a request to allow for the development of a 7-lot single-family residential subdivision with a density of 2.8 dwelling units per acre. The lots range in size from 8,179 square feet to 10,501 square feet, with an average lot size of 9,399 square feet. The site is currently zoned RS5.2 (Residential Single-Family 5.2) per ZC-23-0830. It has a planned land use of LN (Low-Intensity Suburban Neighborhood). We are requesting to a Zone Change (ZC-23-0830) and a Plan Amendment (PA-23-700046), these applications were held at the Board of County Commissioners on January 22, 2025 to no specific date so these applications could be heard concurrently.

Frias Avenue and Fairfield Avenue will receive full off-site improvements including curb, gutter, sidewalk, and paving. Lots 1-7 will be accessed via a 39-foot-wide private street with sidewalk on one side that terminates into two sub streets on each end. Lots 1-7 will be accessed through Frias Avenue.

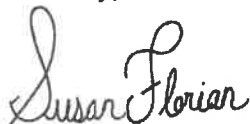
A 10-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Frias Avenue. Fairfield Avenue will have detached sidewalks with a 5-foot landscape buffer behind and in front of the sidewalk.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up 5 du/ac)	Residential Single-Family 5.2 (RS5.2)
North (Developed)	LN (Low-Intensity Suburban Neighborhood – up to 5 du/ac)	Residential Single-Family 10 (RS10)
South (Developed)	RN (Ranch Estates Neighborhood - up up 2 du/ac)	Residential Single-Family 20 (RS20)

East (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood - up up 2 du/ac)	Residential Single-Family 20 (RS20)

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0465-PARACHUTE ABCT, LLC SERIES V ETAL & INA TRUST ETAL:

USE PERMIT to allow a kennel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce street landscaping; 3) reduce landscape buffering; 4) allow modified driveway design standards; and 5) allow modified street standards.

DESIGN REVIEW for a kennel on 0.55 acres in a CG (Commercial General) Zone.

Generally located north of Wigwam Avenue and east of Durango Drive within Enterprise.
JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-201-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 22 parking spaces where 25 parking spaces are required per Section 30.04.04D (a 12% reduction).
2. Reduce the width of the street landscape strip at the corner of Durango Drive and Wigwam Avenue to 5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 50% reduction).
3.
 - a. Reduce the width of the landscape buffer adjacent to a less intense district along the east property line to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
 - b. Provide trees planted 40 feet apart in each row (20 feet apart staggered) adjacent to a less intense district along the east property line where trees are required to be planted 20 feet apart in each row (10 feet apart staggered) per Section 30.04.02C.
4. Reduce throat depth for a driveway along Durango Drive to 6 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 76% reduction).
5. Reduce the departure distance from the intersection of Durango Drive and Wigwam Avenue to 66 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 90% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8580 W. Wigwam Avenue
- Site Acreage: 0.55
- Project Type: Kennel (indoor)
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 10,000
- Parking Required/Provided: 25/22
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed kennel in a new building at the northeast corner of Durango Drive and Wigwam Avenue. Access to the site is from a 36 foot wide driveway at the northwest corner of the property along Durango Drive. The plans show detached sidewalks along Durango Drive and Wigwam Avenue with pedestrian access connections at the south side of the building from Wigwam Avenue, and west side from Durango Drive. The plan shows 22 parking spaces on the west side of the building where 25 parking spaces are required, which is the subject of a waiver request. The building is located on the east side of the parcel, approximately 10 feet from the residential use to the east. The building is shown 5 feet from the north property line and 23 feet from Wigwam Avenue to the south. Along the east property line, there is an existing 6 foot high decorative wall, and the applicant is proposing to raise the block wall height to 8 feet to meet Title 30 standards. The site plan shows a 6 foot to 10 foot wide walkway for patrons along the west and south sides of the building, along with a new stained concrete pedestrian walkway west of the building. A proposed trash enclosure will be installed 13 feet, 4 inches from the west property line on the south side of the driveway at Durango Drive.

Landscaping

The plan shows a 10 foot wide landscape buffer with evergreen trees spaced every 20 feet along the east property line where a 15 foot wide landscape buffer is required with trees every 10 feet and is the subject of waiver requests. A 5 foot to 15 foot wide landscape area is located along the north property line with a double row of trees on the west side, spaced every 10 feet, and a single row of trees on the east side, spaced every 20 feet as additional landscaping. The applicant will install detached sidewalks with required street landscaping along Durango Drive and Wigwam Avenue, except for an area at the corner of Durango Drive and Wigwam Avenue where parking spaces encroach into street landscaping. Lastly, there are 8 parking spaces on the west side of the proposed kennel building. Code requires a landscape finger island after every 6 parking spaces. The plan shows that there is 1 missing parking lot landscape finger island within the row of 8 parking spaces west of the building; however, multiple additional trees are provided on the north side of the parking lot adjacent to the north property line. Nine street trees are required with 13 street trees provided. The perimeter trees will include Shoestring Acacia where parking lot trees are Mulga Acacia trees.

Elevations

The plans show a proposed 2 story kennel building with a maximum height of 34 feet to the top of the parapet. The elevations show a variety of architectural roof heights, stucco walls, composite cladding, aluminum storefront and windows with multiple 3 foot deep awnings, large stucco reveal grid patterns on all sides of the building. Proposed lighting on-site includes 1 proposed light pole that will be down shielded and have an overall height of 18 feet on the south side of the trash enclosure. The second story mezzanine level has an east facing window that is in the stairwell and is intended to provide interior natural light to the second level of the building.

Floor Plans

The applicant is proposing a kennel building with an overall footprint area of 8,100 square feet, and a 1,900 square foot second floor space in the middle of the building. The proposed plan will have approximately 40 boarding and temporary kennel spaces. A mix of specialty kennels, training areas, cat kennels, grooming area, interior park spaces, interior play yards, bathing area, and restrooms are depicted on the plans. There will also be several bathrooms, offices, a breakroom, lobby, and food room.

Applicant's Justification

The applicant states they would like to operate a kennel that offers overnight boarding services to customers. The kennel will operate without being accessory to an animal hospital as required by Title 30 and is the subject of the special use permit request. The applicant will comply with all applicable regulations pertaining to Chapter 10.30 - Minimum Standards for Professional Animal Care Facilities. All dogs will be provided with adequate food, water, and electricity to ensure a proper environment for health. All uses and boarding facilities will be conducted inside the building. The kennel facility will operate 24 hours a day with staff and be open for business between the hours of 7:00 a.m. and 7:00 p.m. with occasional drop-off and pick-up after regular business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0131	Restaurant parking, setbacks, parking lot, landscaping, and driveway geometrics	Approved by BCC	May 2024
ZC-1122-07	Reclassified the site to C-1 zoning for a proposed 2 story retail building	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South, East, & West	Neighborhood Commercial	RS20	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed indoor kennel is located on an existing commercial zoned parcel with a commercial planned land use. Staff find that this request will not have a negative impact on the surrounding area and there will be no outdoor use for the proposed kennels, limiting any potential impacts to the residential uses to the east. Therefore, staff can support the 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.

Waiver of Development Standards #1

The proposed plan shows 22 parking spaces where 25 are required. This property is adjacent to a major arterial street, Durango Drive, and a major collector street Wigwam Avenue. There is no shared parking, and no on street parking in this neighborhood. The size of the building leads to the larger amount of parking being required and is a self-imposed hardship. Staff cannot support the proposed waiver.

Waiver of Development Standards #2

The street landscaping width is at least 10 feet of combined area on both sides of the sidewalk, except for a small area at the corner of Durango Drive and Wigwam Avenue where a full 10 feet is required but not provided. The applicant has provided additional trees along the street with a separation of 20 feet and exceeds code requirements and reducing the required width within the corner will not be detrimental to the community. However, staff is unable to support this request due to not being able to support the design review and other waivers.

Waiver of Development Standards #3

There is a residential use adjacent to this site on the east with an existing home. The waiver request to reduce the buffer landscaping will not provide an adequate buffer for adjacent

residential uses. The reduction in width and number of trees is a self-imposed hardship and will have adverse effect on the neighboring property. Staff cannot support the proposed waiver 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 size of the proposed kennel building creates a condition that requires a waiver for reduced landscape buffer, and a decrease in required parking for this use, and is a self-imposed hardship. Since staff is not supporting the waivers, staff cannot support the proposed waiver.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to reduce the throat depth for the commercial driveway on Durango Drive. Staff finds vehicles entering the site will come into conflict with the parking stalls opposite the commercial driveway. Furthermore, the sanitation bin enclosure adjacent to the commercial driveway will create stacking in the right-of-way when a sanitation truck is present.

Waiver of Development Standards #5

Staff has no objection to the reduction in departure distance for the Durango Drive commercial driveway. The applicant placed the driveway as far north as the site will allow.

Staff Recommendation

Approval of the use permit and 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.
- 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;
- Applicant to remove 4 parking spaces opposite of the commercial driveway on Durango Drive;
- Applicant to relocate sanitation bin enclosure to the southern portion of the site;
- 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 Blue Diamond Wash Trail improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way 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 #0236-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ADVENTURE PET RESORT

CONTACT: ADVENTURE PET RESORT, 8370 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89139



Zc-25-0462

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC/WS/DR-25-0465

12A

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

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

Date: 7/9/2025

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 or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/6/2025 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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At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
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Silverado Ranch Community Center
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GOODSPRINGS

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

INDIAN SPRINGS

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

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1340 E. Highway 168, Moapa

MOAPA VALLEY

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320 N. Moapa Valley Blvd., Overton

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Electra Smith, Secretary
(702) 370-6297
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

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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, 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 4/1/2024

Department of Comprehensive Planning

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

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

Page 2 of 5



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 176-16-201-041

PROPERTY ADDRESS/ CROSS STREETS: 8580 W Wigwam Ave; Las Vegas, NV 89113 / Durango & Wigwam

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit Request for the proposed construction project for Adventure Pet Resort and Top Dog Grooming. Features a two-story building designed to provide high-quality pet care services, including boarding, daycare, and grooming. A driveway will provide access to the property from Wigwam Ave.

PROPERTY OWNER INFORMATION

NAME: Chinsuk Kim / Parachute ABCT, LLC Series V ETAL and I N A Trust ETAL

ADDRESS: 2774 Athens Ridge Drive

CITY: Henderson STATE: NV ZIP CODE: 89052

TELEPHONE: 702.525.5743 CELL 702.525.5743 EMAIL: KimchilV@aol.com

APPLICANT INFORMATION (must match online record)

NAME: Adventure Pet Resort, INC

ADDRESS: 8370 S Rainbow Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____

TELEPHONE: 702-551-7161 CELL 702-551-7161 EMAIL: jason@adventurepetresort.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jason McCollum

ADDRESS: 8370 S Rainbow Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____

TELEPHONE: 702-551-7161 CELL 702-551-7161 EMAIL: jason@adventurepetresort.com

*Correspondent will receive all communication on submitted application(s).

(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.

Chinsuk Kim
Property Owner (Signature)*

Chinsuk Kim
Property Owner (Print)

4/16/2023
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



June 12, 2025

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

RE: Justification Letter for an Animal Boarding Facility at the NEC of W. Wigwam Ave. and S. Durango Dr.

Please accept this letter as justification for the proposed construction of a new Animal Boarding Facility located at the northeast corner of W. Wigwam Ave. and S. Durango Dr. (APN: 176-16-201-041) currently zoned as Commercial General (CG). Through this design review, we respectfully ask for your approval of the following special use permit and waivers of development standards.

- Request for Kennel Special Use Permit to allow for a standalone kennel and not an accessory to an Animal Hospital within a commercial district.
- Waiver #1 – Reduce parking to allow 22 parking spaces where 25 are required.
 - To help mitigate this request we are providing 3 more parking lot trees than required. The trees are located along the Durango Dr. frontage.
- Waiver #2 – Reduce Driveway Throat Depth to 6'-6" where 25'-0" is required.
 - Providing the 25-foot throat depth would have a negative impact on the flow of traffic within the site and would require additional parking to be removed.
- Waiver #3 – Reduce Driveway Departure Distance to 66'-6" where 190'-0" is required.
 - The driveway is located as far away from the intersection as possible without encroaching into the neighboring parcel.
- Waiver #4 – Reduce the required 5'-0" landscape behind a detached sidewalk.
 - Due to existing site conditions, we require steps to have access from Wigwam Ave. This does not allow for the required 5'-0" landscape behind the sidewalk.
- Waiver #5 – Reduce landscape finger islands. Landscape finger islands to be installed at every 8 parking spaces when they are required at every 6 parking spaces.
 - To help mitigate this request, we are providing 3 more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking.
- Waiver #6 – Reduce the landscape buffer to 10'-0" where 15'-0" is required.
 - To help mitigate this request, we still provide large canopy trees at 20'-0" O.C. Providing the 15'-0" landscape buffer would further reduce the number of parking spaces we would be able to provide.
 -

SUSTAINABILITY

POINTS	
1	3.i. THE PROVIDED PARKING LOT TREES ARE MORE THAN 10% OF THE REQUIRED.
1	3.ii. 95% OR MORE OF ALL REQUIRED LANDSCAPE HAVE VERY LOW OR LOW WATER NEEDS.
1	3.iv.(a) TREES PROVIDED IN THE PARKING AREA COVER AT LEAST 50% OF PAVED AREAS.
1	4.i. ROOFING MATERIALS ON BUILDINGS TO HAVE SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78.
2	4.ii.(b)(1) 93% OF SOUTH AND WEST FACING STOREFRONT WINDOWS ANDDD DOORS ARE COVERED

	BY SHADE STRUCTURES.
	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
6.5	TOTAL POINTS

As part of this design review, we respectfully ask for your approval of the proposed site lighting. Wall packs will be provided along the west and south of the building to help illuminate walkways. The parking lot will be illuminated by 18'-0" tall, shielded downlights. All light fixtures will conform to Clark County Title 30 standards.

The Animal Boarding Facility will be 10,000 sq. ft. and stand 33'-9" tall. The site is accessible from S. Durango Dr. via a 36'-0" driveway and ADA compliant pedestrian walkways. There will be no outdoor activities for the animals, all activities will be done indoors. A total of 22 parking spaces are provided including 1 car and 1 van accessible spaces. A total of 4 new bicycle spaces are provided. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. The proposed trash enclosure is to comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism. The existing cmu walls along the street frontage will be removed.

We feel that this new Animal Boarding Facility will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,
SCA Design

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0440-PACIFIC CLASSIC, LLC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements on a portion of a 9.22 acre site in a CG (Commercial General) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Blue Diamond Road and east of Hinson Street within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-502-001; 177-18-602-029 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Camero Avenue where off-site improvements are required per Section 30.04.08.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hinson Street where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.22 (portion)
- Project Type: Commercial development

History & Site Plan

The applicant is proposing a commercial shopping center fronting Blue Diamond Road which is a companion item on this agenda, and is planning to propose a future office and warehouse complex on the south portion of parcel 177-18-602-029, adjacent to Hinson Street and Camero Road, which is currently undeveloped and will be subject to future land use review at the time of development. This request is to waive off-site improvements for the frontage along Hinson Street and Camero Avenue.

Landscaping

Landscaping is not a part of this application request and will be reviewed with the future submittal at the time of development.

Applicant's Justification

The applicant is requesting a waiver of full off-site improvements in the southern portion of the property along Hinson Street and Camero Road. An industrial warehouse development will be proposed on this portion of the property. This waiver request only applies to parcel #2 (the southern parcel) of the minor subdivision map.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	RS20 (AE-60)	Undeveloped
East	Public Use & Entertainment Mixed-Use	RS20 & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail building & undeveloped

*Immediately to the north is Blue Diamond Road

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

Related Applications

Application Number	Request
PA-25-700008	A plan amendment to redesignate a portion of this site from the Entertainment Mixed-Use (EM) land use category to Business Employment (BE) is a companion item on this agenda.
ZC-25-0107	A zone change to reclassify the site from H-2 and RS20 to CG and IP zoning is a companion item on this agenda.
DR-25-0108	A design review for a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to not install full off-site improvements on Hinson Street and Camero Avenue. The applicant will install full off-site improvements with future development of the site.

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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.
- 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

- 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 #0308-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0440

13A

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

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

Date: 7/9/2024

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 or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/6/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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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

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, 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 4/1/2024

Department of Comprehensive Planning

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

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

Page 2 of 5



Department of Comprehensive Planning Application Form

XXA

ASSESSOR PARCEL #(s): 177-18-602-029, 177-18-502-001

PROPERTY ADDRESS/CROSS STREETS: Blue Diamond / Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards related to commercial development.

PROPERTY OWNER INFORMATION

NAME: Pacific Classic, LLC

ADDRESS: 5699 Happy Canyon Road

CITY: Santa Ynez

STATE: CA

ZIP CODE: 93460

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Pacific Classic, LLC

ADDRESS: 5699 Happy Canyon Road

CITY: Santa Ynez

STATE: CA

ZIP CODE: 93460

REF CONTACT ID # _____

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-792-7000

CELL 702-792-7031

EMAIL: BGronauer@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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.

Tom
Property Owner (Signature)*

Tom Still
Property Owner (Print)

5-20-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

April 10, 2025

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter –Waiver of Development Standards*
APNs: 177-18-602-029 and 177-18-502-001

To Whom It May Concern:

Please be advised our office represents Pacific Classic, LLC (the “Applicant”) in the above-referenced matter. The proposed commercial project is on approximately 9.22 acres located near the southeast corner of Hinson Street and Blue Diamond Road. The property is more particularly described as APNs: 177-18-602-029 and 177-18-502-001 (the “Property”). The Property is split zoned General Highway Frontage (H-2) and Residential Single-Family 20 (RS20) and master planned Entertainment Mixed-Use (EM). This is a request for a waiver of development standards for off-site improvements.

Please note that this waiver is related to separate applications for a master plan amendment from EM to Business Employment (BE) (25-700008), a zone change from H-2 and RS20 to Commercial General (CG) and Industrial Park (IP) (25-107), and a design review (25-108), all of which have been filed. A parcel map has been submitted to proceed with the split zoning of the Site (MSM-24-600099) and is currently in the review process.

Waiver of Development Standards

• ***Off-Site Improvements***

The Applicant requests a waiver for full off-site improvements in the southern portion of the Site along Hinson Street and Camero Road. An industrial warehouse development will be located on this portion of the Site; a design review application for the same will be submitted in the future. This waiver will simply allow the Applicant to proceed with their commercial subdivision map. This waiver will only apply to “Parcel 2” of the Minor Subdivision Map referenced above.

April 10, 2025
Page 2

KAEMPFER

CROWELL

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

Sincerely,
KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0454-BERMUDA INDUSTRIAL, LLC:

ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-04-601-037 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.69 (portion)
- Existing Land Use: Parking lot

Applicant's Justification

The applicant states the IL zone change request will allow for consistent zoning across the entire site since the majority of the overall site that the current property owner owns, including the adjacent parcel to the east, is zoned IL. It is the property owner's intent to combine the subject parcel and the adjacent parcel to the east into 1 legal parcel. IL zoning is also predominantly found to the north, east, and west of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of the site	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot on the subject site and the adjacent parcel to the east subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot on the subject site and the adjacent parcel to the east subject to 7 years for review	Approved by PC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation on the subject site and the adjacent parcel to the east	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site and the adjacent parcel to the east	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site and the adjacent parcel to the east from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Vehicle rental facility
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
WS-25-0456	A waiver of development standards and design review for a warehouse/distribution center on the subject site and the adjacent parcel to the east is a companion item on this agenda.
VS-25-0455	A vacation and abandonment for portions of right-of-way on the subject site and the adjacent parcel to the east is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial subdivision on the subject site and the adjacent parcel to the east 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 IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The east half of the subject parcel, the adjacent parcel to the east, and the abutting parcel to the west are already zoned IL. Additionally, the request for IL zoning will allow the overall project site

(including the adjacent parcel to the east owned by the same property owner) to be unified under the same IL zoning district. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. For these reasons, staff finds the request for IL 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.

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.
- 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

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHRECK, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

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XXA

ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037 ✓

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Mark Baker, Manager
Property Owner (Print)

4/28/2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



April 30, 2025

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter - New Distribution and Warehouse Buildings – Conforming Zone Change
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the “Applicant”), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers (“APN”) 177-04-601-036 and 177-04-601-037 (collectively, the “Property”), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. The Applicant is requesting a conforming zone change of a portion of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning of the Property in connection with the Applicant’s project. The Applicant has submitted concurrently herewith other applications in connection with two (2) new proposed distribution/warehouse buildings on the Property (the “Project”). Further, the Applicant has filed an application for a tentative map to combine the Property.

Specifically, the Applicant is requesting approval of the following:

Conforming Zone Change to rezone a portion of APN 177-04-601-037 from zone Industrial Park (IP) to zone Industrial Light (IL).

APN 177-04-601-036 is currently zoned Industrial Light (IL) with a planned land use of Business Employment (BE). However, APN 177-04-601-037 has a split zone with the eastern portion of the parcel being zoned Industrial Light (IL) and the western portion of the parcel being zoned Industrial Park (IP). This request is for a conforming zoning change given the planned land use of Business Employment (BE) and is consistent with the other zoning of the surrounding properties adjacent to the Property. For example, the properties to the east across Bermuda (APNs 177-03-212-003, 177-03-201-002 and 177-03-211-003) are zoned Industrial Light (IL), the property to the west across Placid Street (APN 177-04-601-035) is zoned Industrial Light (IL), the properties to the north (APNs 177-04-510-024, 177-04-510-

026) is zoned Industrial Par (IP), and the property to the south across Hidden Well Road is the 215 Beltway.

As noted above, the Applicant intends to combine the Property into one legal parcel and develop the entire Property as one cohesive Project. In order to facilitate such development, the Applicant requests a conforming zone change to rezone the western portion of APN 177-04-601-037, as more particularly described on the legal description provided herewith, to Industrial Light to correspond with the zoning on the remainder of the Property. The zone change is consistent with the planned land use for the entirety of the Property and is consistent with the surrounding area.

We appreciate your consideration of this application. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca L. Miltenberger", with a stylized flourish at the end.

Rebecca L. Miltenberger
Enclosures

33524557

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0455-BERMUDA INDUSTRIAL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road, a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road, and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

The plans show the vacation and abandonment of driveway easements, pedestrian access easements, a temporary construction easement, and a utility easement. The plans also show the vacation and abandonment of 5 feet right-of-way along Bermuda Road, Placid Street, and Hidden Well Road which is needed for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial 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 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 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;
- 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: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC
ADDRESS: 212 Carpenters Union Way
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL
ADDRESS: 100 North City Parkway, Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: Rmiltenberger@bhfs.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Mark Baker, Manager
Property Owner (Print)

4/28/2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

June 3, 2025

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Vacation Justification Letter - New Distribution and Warehouse Buildings – Vacations
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers ("APN") 177-04-601-036 and 177-04-601-037 (collectively, the "Property"), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP), respectively, in connection with foregoing application. Following the recordation of the vacations of rights-of-way the total acreage will be approximately 30.51 acres. The Applicant is requesting approval of the following in connection with the Applicant's project:

Vacation of Easements: for a vacation of (a) six (6) driveway easements, (b) two (2) pedestrian access easements, (c) one (1) temporary construction easement, and (d) one (1) utility easement.

Vacation of Rights-of-Way: for a vacation of 5 feet of right of way along Bermuda Road, Placid Street and Hidden Wells Road to accommodate detached sidewalks, as more particularly described on the legal descriptions provided herewith.

The Applicant is concurrently submitted related applications for the approval of two (2) new distribution/warehouse buildings on the Property with a cumulative building area of approximately 610,680 square feet (the "Project"). The requested right-of-way and easement vacations are necessary for the development of the Project on the Property and to allow for detached sidewalks as noted on the related plans provided herewith.

We appreciate your consideration of this application. Please do not hesitate to contact me if you have any questions.

Sincerely,



Rebecca L. Miltenberger
Enclosures
33781308

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0456-BERMUDA INDUSTRIAL, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to 13 feet 3 inches for the northern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 91.2% reduction).
- b. Reduce throat depth to 6 feet 8 inches for the southern driveway along Placid Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 95.6% reduction).
- c. Reduce throat depth to 18 feet 10 inches for the northern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (an 87.4% reduction).
- d. Reduce throat depth to 6 feet for the central driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
- e. Reduce throat depth to 13 feet 11 inches for the southern driveway along Bermuda Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 90.7% reduction).
- f. Reduce throat depth to 26 feet 6 inches for a driveway along Hidden Well Road where 150 feet is required per Uniform Standard Drawing 222.1 (an 82.3% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51

- Project Type: Warehouse and distribution
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 300,720 (Building A)/309,960 (Building B)
- Parking Required/Provided: 282/488 (per parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 warehouse and distribution buildings on 30.14 acres located on the north side of Hidden Well Road, east of Placid Street and west of Bermuda Road. Building A is located on the southern portion of the site and is 300,720 square feet. Building B is located on the northern portion of the site and is 309,960 square feet. Total lot coverage is 46.5% where 80% is allowed. Building A is set back 104 feet from the south property line along Hidden Well Road, 81 feet from the west property line along Placid Street, and 93 feet from the east property line along Bermuda Road. Building B is set back 103 feet 8 inches from the north property line, 70 feet 6 inches from the west property line along Placid Street, and 75 feet from the east property line along Bermuda Road.

The site will be accessed by 37 foot wide driveways located along Hidden Well Road, Placid Street, and two driveways located along Bermuda Road. The site will also be accessed from 2 central driveways, with one located along Placid Street, and the other located along Bermuda Road. Each central driveway will have one-way 24 foot wide travel lanes with a five foot wide median. Reduced throat depths are proposed for all driveways which is the subject of waiver requests. Parking is provided along the south, east, and west sides of Building A and the north, east, and west sides of Building B. The plan indicates 488 parking spaces will be provided. This includes 14 accessible parking spaces along the south side of Building A and the north side of Building B. 17 EV-capable and 10 EV-installed parking spaces are provided along the south side of Building A and the north side of Building B. The number of parking spaces exceeds the maximum allowed per Title 30, which is 348 spaces excluding the ADA and EV-installed spaces. A Parking Demand Study prepared by a traffic engineer has been provided to support the increased quantity of parking. All parking areas are accessed by sidewalks leading to the building entrances of both warehouses. Within the parking areas are stamped concrete crosswalks. Internal sidewalks also connect to the public sidewalks along the surrounding streets.

Between Buildings A and B is a parking area for approximately 72 trailers. This is adjacent to a truck apron and loading docks located at the rear of each building. Eight trash and recycling enclosures are proposed within the truck apron areas next to ramps. Bicycle racks for a total of 8 bikes are proposed at the southwest corner of Building A and at the northwest corner of Building B. Retaining walls with a maximum of 3 feet in height with a 42 inch tall guard rail for fall protection are set back 6 feet 6 inches from the detached sidewalk along a portion of Bermuda Road and are set back 16 feet from the detached sidewalk along a portion of Hidden Well Road. A 9 foot tall retaining wall with a 42 inch tall guard rail for fall protection is also provided north of the northern parking area and is set back 22 feet 4 inches from the northern property line.

Landscaping

Plans indicate street landscaping along Hidden Well Road, Placid Street, and Bermuda Road, consisting of two 5 foot wide landscape strips on each side of a detached 5 foot wide sidewalk. The street landscaping includes large Shoestring Acacia staggered 30 feet apart on center on each side of the detached sidewalk, except in sight visibility zones. Tree placement has been modified due to proposed easements located along portions of Placid Street and Hidden Well Road. Additionally, medium Thornless Honey Mesquite trees are planted 20 feet apart located near the 2 street intersections outside the sight visibility zones. Finally, medium Desert Museum Palo Verde trees are planted near the driveway entrances outside the sight visibility zones. At least three 5 gallon shrubs are provided per tree in all street landscape areas. Within the parking lot area medium Chinese Pistache trees are provided within the parking area landscape islands along with Desert Museum Palo Verdes are located along some of the drive aisles. A mix of medium and large trees are also provided in a landscape area along the northern property boundary. Eight existing trees on the site which meet the definition of a significant tree per Title 30 are proposed to be preserved for the project, while 61 significant trees are proposed to be removed.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction and panelized roofing with variations in the roof parapet heights. The building heights are 47 feet to the highest roof parapet to 44 feet at the lowest roof parapet, with 1 to 2 foot parapet variations. Rooftop mechanical equipment will be screened by the parapets. The buildings will have concrete panels with 4 different colors, and will include aluminum storefront window systems with 4 foot wide metal canopies 11 feet above the entrances with additional canopies 23 feet 6 inches above a second window level. The buildings also feature clerestory windows along the front building facades. The south side of Building A has 6 primary building entrances facing toward the street. The north side of Building B has 4 primary building entrances which are facing into a parking area. There are also secondary painted metal doors accessing the building from the loading areas and along the both sides of the buildings. The north side of Building A and the south side of Building B include loading areas with four 14 foot by 16 foot roll-up overhead doors accessed by ramps and 43, nine foot by 10 foot loading dock roll-up overhead doors.

Floor Plans

The plan indicates Building A with 300,720 square feet of warehouse space, and 6 office spaces located along the south side of the building where the primary building entrances are located. Each office space is 56 feet by 60 feet. The plan also indicates Building B with 309,960 square feet of warehouse space, and 4 office spaces located along the north side of the building where the primary building entrances are located. Three office spaces are 56 feet by 60 feet each while the fourth space is 84 feet by 60 feet. Approximately 37,460 square feet of total office space is provided as an accessory use. The office areas feature 11 foot high ceilings, while the warehouse portion of the buildings have 36 foot high ceilings.

Applicant's Justification

The applicant seeks to develop the site for industrial development consisting of 2 new distribution/warehouse buildings. The applicant is seeking waivers to reduce the throat depths of the driveways for the project. Design reviews are requested to increase the maximum parking, increase horizontal articulation, and not to have the customer entrances for Building B oriented

towards the street. A parking demand study has been provided, and the applicant proposes increasing parking spaces over the amount permitted by code to better align the project with industry standards while concurrently utilizing the property to its highest and best use. The applicant states that the adjustment to the horizontal articulation is consistent with other similarly suited industrial buildings in Clark County and follows the elevation variations of the proposed buildings. The applicant also explains that the customer entrances for Building B will have glass storefronts and be visible from the street frontages. However, the entrance doors will be located adjacent to the parking areas for convenient access from accessible parking areas. The applicant states that the waivers for reduced throat depth are requested as the central driveways will serve as the primary ingress/egress for truck traffic. The internal drive aisle will provide additional throat depth for the truck traffic. The other driveways will access or service a smaller portion of the overall parking.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-I zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Beltway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment for of various easements is a companion item on this agenda.
TM-25-500111	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

Plans indicate that building materials include the use of glass, metal, and painted concrete. Customer entrances feature 4 foot wide metal canopies above the doors and storefront windows. Trash and recycling enclosures are located in the truck aprons for both buildings. The building facades feature wall reveals, changes in surface colors and materials, and 1 to 2 foot roofline variations. However, there are portions of the building facades in which at least 2 changes to horizontal articulation do not occur every 50 linear feet as required. Roll-up overhead doors for the loading areas are located between the warehouse buildings, internal to the development, and screened by portions of the buildings from the surrounding public rights-of-way. Pedestrian connectivity is provided between the public sidewalks along the streets, the parking areas, and the building entrances. The customer entrances for Warehouse B are not oriented towards either Placid Street or Bermuda Road. However, the parking area, including ADA spaces, is adjacent to the 4 entrances on the north side of the building and the parking spaces. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is in accordance with the Code requirements. Based on this information, staff could support the design review. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in throat depths for the commercial driveways on Placid Street, Bermuda Road and Hidden Well Road. Drivers will have to negotiate an immediate turn into the site creating conflicts with those trying to access parking stalls causing stacking of vehicles in the right-of-way. This is a self-imposed hardship that could be addressed with a site redesign.

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 of the design review; denial of the waiver of development standards.

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 or for any significant trees removed.
- 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;
- 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 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.
- 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

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

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June 27, 2025

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VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter - New Distribution and Warehouse Buildings – Design Review & Waiver of Development Standards
APNs 177-04-601-036 and 177-04-601-037

To Whom It May Concern:

We represent Bermuda Industrial LLC, a Nevada limited liability company (the “Applicant”), owner of that certain property located at 6855 Bermuda Road, Las Vegas, Nevada 89119, bearing County Assessor Parcel Numbers (“APN”) 177-04-601-036 and 177-04-601-037 (collectively, the “Property”), consisting of approximately 30.14 acres, and zoned Industrial Light (IL) and Industrial Park (IP),¹ respectively, in connection with foregoing application. The Applicant has concurrently submitted herewith an application for a zone change of APN 177-04-601-037 from Industrial Park (IP) to Industrial Light (IL) for consistent zoning on the Property in connection with the Applicant’s project. Further, the Applicant has filed an application for a tentative map to combine the Property.

The Applicant is requesting approval for new distribution/warehouse buildings (the “Buildings”) on the Property, as more particularly shown on the enclosed plans (the “Project”). Specifically, the Applicant is requesting approval of the following:

Design Review for the following: (a) two (2) distribution/warehouse buildings; (b) to increase maximum parking; (c) to increase horizontal articulation; and (d) allow the customer entrances for Building B to be faced away from the street frontage.

Waiver of Development Standards for the following: (a) reduction in throat depths of the driveways for the Project.

¹ The western portion of APN 177-04-601-037 is zoned Industrial Light (IL), and the eastern portion is zoned Industrial Park (IP). APN 177-04-601-036 is zoned Industrial Light (IL).

Overall Project:

The project will feature two (2) distribution/warehouse buildings on the Property, approximately 300,720 square feet and 309,960 square feet (cumulatively totaling approximately 610,680 square feet) (the "Project"), with tilt-up construction and panelized roofing. The exterior will be painted concrete with grays and blue coloring, as shown on the enclosed plans. A total of approximately 37,640 square feet office space will be provided as an accessory use, as shown on the enclosed plans.

- **Building Height & Articulation:** The height of the buildings is approximately 47' to the top of the parapet where 50' is otherwise permitted in an Industrial Light (IL) zoned district per Section 30.02.19(B) of the Code. The articulation for each building will be provided as shown on the enclosed plans where it is required every 50 linear feet per Section 30.04.05(G)(2)(i) of the Code. As such, the Applicant has requested a design review of the articulation per Section 30.04.05(B)(1) of the Code. This adjustment is consistent with other similarly suited industrial buildings in Clark County and follows the elevation variations of the proposed buildings.

- **Customer Entrances:** The customer entrances for Building A will be located facing toward street frontage (Hidden Well Road) as otherwise required by Section 30.04.05(G)(3)(i). However, the customer entrances adjacent to street frontages for Building B will be located away from the street frontage to provide better access to the entrances from the adjacent parking areas, and accessible parking spaces. These entrances along Placid and Bermuda will be visible from the street frontage, featuring a glass storefront, however, the entrance door will be located adjacent to the parking areas for convenient access from accessible parking spaces. The location of these entrances is consistent for this type of development and is necessary given the proposed location of the parking areas adjacent to Building B.

- **Truck Court & Parking:** The truck court is located on the interior of the Project to successfully screen such area from the public right-of-way. This provides a contemporary design that complements the existing improvements in the area. Trailer parking will also be provided of approximately 72 spaces located on the interior of the site, as shown on the enclosed plans.

- **Lighting:** Lighting will be provided with wall mounted lighting.

- **Setbacks:**

- **Front Setback:** The front setback to the retaining wall is approximately 22'-4" where 20' is otherwise required. The front setback to the building is approximately 103'-8" and parking is permitted within the required setback per Section 30.02.25(D)(3)(I).

- **Side Street Setback:** The side street setback is approximately (a) 70'-6" along Placid Street, (b) 104' along Hidden Well Road, and (c) 93' along Bermuda Road, where 20' is otherwise required per Section 30.02.19(B) of the Code.

- **Lot Coverage:** The total lot coverage is approximately 46.5% where a maximum of 80% is permitted under Section 30.02.19(B) of the Code.

- **Parking:**

- **Required Parking Spaces:** The required parking for the Project is 282 spaces, per Table 30.04-2 of the Code, to include 9 accessible parking spaces as required. The total provided parking is approximately 488 spaces which includes 14 accessible spaces (4 of which are van accessible spaces). Each standard parking space is approximately 18' x 9' where 9' x 9' is otherwise required. Each accessible parking space is 20' x 9' where 10' x 8' is required and the van accessible spaces are 20' x 11' as required under Code.

- **Required EV Charging Spaces:** The total required EV Charging spaces is 17 EV-Capable spaces and 10 EV-Installed spaces per Table 30.04-5 of the Code, which is being provided as shown on the enclosed plans.

- **Required Bicycle Spaces:** The total required bicycle parking is 4 stalls, and 8 stalls are being provided (4 stalls at each building), as shown on the enclosed plans. Each bike rack will feature an inverted "U" in-ground bike rack with factory finish with a height of approximately 3' and width of approximately 2' as shown on the enclosed plan. Each bike rack will be spaced with a minimum of 3' between each rack and are located approximately 3'-6" apart.

- **Maximum Parking Permitted:** Section 30.04.04(D)(2)(I) of the Code allows up to 348 spaces (15% above the minimum requirement, excluding accessible parking and EV spaces per Section 30.04.04(D)(2)(II)), which includes 324 standard parking spaces, standard 14 accessible parking space, and 10-EV-installed spaces.

Enclosed herewith is a Parking Demand Study prepared by Kimley-Horn for the Project (the "Parking Demand Study"). The Parking Demand Study utilizes the Institute of Transportation Engineers ("ITE") parking general information report and, in particular, ITE Land Use Code 150. Pursuant thereto, the peak period parking demand for warehousing (85th percentile) is 1.11 parking spaces per 1,000 square feet. Utilizing this calculation, peak parking demand would be 678 parking spaces for the Project. Accordingly, the proposed parking is within the 85% parking demand calculated based upon ITE data. Moreover, the Parking Demand Study notes a parking ratio of 1 standard parking space per 1,000 square feet of industrial facility operations is consistent with industry standards. Such ratio has been utilized at similarly situated industrial projects within Clark County, as more fully detailed in the Parking Demand Study. If utilized for the Project, 611 standard parking spaces would be applicable to the Project. The Applicant proposes to increase parking spaces over the amount permitted by Code to better align the Project with industry standards, while concurrently utilizing the Property to its highest and best use.

- **Trash Enclosure:** There will be eight (8) trash enclosures provided on the Property, each as shown on the enclosed plans. Each trash enclosure will be approximately 11'-8" x 10'-10". The trash enclosures will be screened by a 6" concrete tilt wall and located on the interior of the site near the truck aprons, as shown on the enclosed plans. No gates are located within the drive aisle, nor will they obstruct the movement of vehicles.

- **Mechanical Equipment:** All mechanical equipment will be screened by a parapet, as shown on the enclosed plans.

- **Driveway Width:** Each two-way driveway will be approximately 37' measured from lip to lip where 36' is otherwise required, and the one-way driveways will be approximately 24' in width with a 5' island measured from lip to lip, where 12' feet is minimum otherwise required in accordance with the Uniform Standard Drawings 222.1. The proposed 5' side concrete media island will create a one-way driveway to mitigate concerns as it relates to public safety and/or potential driver confusion.

- **Fire Lane:** A 24' fire lane will be provided with a minimum 28' turn radius, as shown on the enclosed plans.

- **Sidewalks:** Detached sidewalks will be provided around the Property, as shown on the enclosed plans. Section 30.04.08(C)(5)(iii) of the Code requires attached sidewalks along frontages roads, which is applicable along Hidden Well Road. However, the Applicant is providing detached sidewalks along Hidden Well as provided on the enclosed plans in accordance with the request to maintain detached sidewalks along the entire Property. Certain areas will provide attached sidewalk in light of existing utilities, driveways and spandrel areas, as more particularly shown on the enclosed plans. The Applicant is requesting concurrently herewith, a vacation of the 5' feet of right of way to accommodate the detached sidewalks along Placid Street, Bermuda Road and Hidden Well Road.

- **Landscaping:** The landscaping provided will feature desert friendly landscaping to complement the contemporary design of the buildings and provide sufficient shade. The plant schedule shown on the enclosed landscaping plans is consistent with the recommended Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List. Detached sidewalks are being provided with a minimum 15' wide area of landscape consisting of 5' on each side of the 5' detached sidewalk.

A retaining wall will be provided along the northern, southern and a small portion at the southeast corner of the Property, as shown on the enclosed plans. The landscaping area along Hidden Well Road measured from the back of the sidewalk to the retaining wall is approximately 16' in excess of the 5' required. The landscaping area along Bermuda Road to the retaining wall is approximately 16' in excess of the 5' required landscaping, and the landscaping area provided along the north property boundary line to the retaining wall is approximately 22'-4" in excess of the required 15'.

- **Parking Lot Landscaping:** Each landscape finger island will include one (1) 24" box tree and other landscaping, as more particularly shown on the enclosed landscape plan, where one (1) large or medium tree is required every 6 parking spaces per Section 30.04.01(D)(8)(III)(a), and additional landscaping and trees provided in the various terminal islands, as more particularly shown on the enclosed landscape plan.

- **Tree Preservation:** The Applicant has assessed the existing trees on the Property to determine the feasibility of preserving the same in connection with the development of the Project. However, given the age and condition of the existing trees, only eight (8) of the trees qualifying significant trees per Section 30.04.01(D)(6)(I) of the Code are able to be preserved and used for the new Project at the Property. All existing palm trees are being removed (approximately 33). There are currently 61 trees that qualify under the Section 30.04.01(D)(6)(I) of the Code as a "significant tree" that are being removed from the Property, with a total caliper of 584-inches. However, trees with 3-inch calipers and greater are not commercially grown in large quantities by nurseries and growers. Therefore, it is not feasible for the Applicant to replace these 61 existing significant trees because there is not enough supply of similar trees to satisfy this requirement. Additionally, replacing these significant trees with the similar 3-inch caliper trees would not allow adequate space for the new trees to grow to natural and healthy full-size trees. For example, a large canopy tree (>30' diameter) is typically installed no closer than 30-foot on center. This distance allows room for growth over time. Notably, one (1) existing 25" caliper significant tree in a 900 square foot area that is to be removed would either need to be replaced with 25 – 1 inch caliper trees or 13 – 2-inch caliper trees, or 8 – 3-inch caliper trees. In each instance, 900 square feet is not sufficient to support planting such number of trees. Table 30.04-1 defines a large tree as having a canopy of more than 235 square feet and a height of 40 feet at maturity. Pursuant to the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List (the "Plant List"), the mesquite trees shown on the enclosed landscape plan are defined as a large tree, despite the fact a mesquite tree does not meet the height requirement contained in the Code. Although the mesquite tree is considered a medium tree pursuant to Code, it will have an equal or greater canopy coverage of 235 square feet, thus meeting the intent of creating shade for the area.

The Applicant proposes to address the loss of these 61 significant trees and mitigate the impacts in connection with the Project by replacing each of the 61 significant trees with new drought-tolerant trees of an equal or greater combined caliper to the lost significant tree as required under Section 30.04.01(D)(6)(III)(2). There will be adding approximately 257 new trees added with 2.5" – 3" calipers which otherwise satisfies the sustainability requirement by providing 10% more trees than required under Code. The total trees required for the Project is approximately 167 trees, as shown on the enclosed plans. As such, the Applicant is providing more trees and landscaping to satisfy Code requirements, and a total landscape area of 166,824 square feet, as more particularly shown on the enclosed landscape plan.

Standard 24" box container sizes and corresponding caliper sizes will be specified for each species according to the Arizona Nursery Association guidelines, which has established the industry standard for tree caliper per container size. The proposed approach will provide able shade while conforming to industry standards to promote the full and healthy growth of the new trees.

- **Retaining Walls:** As noted above, a 9' maximum retaining wall is located along the northern portion of the Property, as shown on the enclosed plans. Screening is not required; however, a guardrail will be provided for fall protection on all retaining walls. A retaining wall along the southern portion of the Property spanning approximately 383' is located approximately 26' from back of back of curb, as shown on the enclosed plans. Lastly, there is a small retaining wall along Bermuda Road at the southeast corner approximately 52' in width, setback approximately 16' from the back of curb. Each of the proposed retaining walls is located outside the required setback per and also outside the required setback per Section 30.04.03(B)(1)(iv) and Section 30.04.03(B)(1)(i)(b). A 10-maximum wall height is permitted per Section 30.04.03(B)(1)(ii)(3).

- **Sustainability:** The sustainability checklist is provided herewith, and the Project will feature seven (7) sustainability points as further detailed on the checklist.

Waiver of Development Standards

- **Reduction in Driveway Throat Depth:** The total parking provided for the Project is approximately 488 spaces, requiring a minimum throat depth of 150 feet per the Uniform Standard Drawing 222.1. However, each driveway will access or service a smaller portion of parking, as more particularly shown on the enclosed plans. Additionally, the primary central driveways will serve as the primary ingress/egress for the truck traffic at the Property and given the design the Project, the internal drive aisle will provide additional throat depth for the truck traffic, as more particularly shown on the plans.

- **Placid Street**

The Applicant is requesting a reduction in the throat depth required for each of the driveways off Placid Street to (1) 13'-3" for the northern driveway, and (2) 6'-8" for the southern driveway. The primary parking serviced from each the northern and southern driveways is less than 50% of the total parking provided for the Project. Placid Street is a dead-end road, and therefore, each of the driveways are not anticipated to generate high volumes of traffic based on the proposed land use. Additional throat depth is provided onsite through an extended internal drive aisles to the south and east, and landscape buffer areas have been provided between the driveways and the parking stalls.

- **Bermuda Road**

The Applicant is requesting a reduction on the throat depth required for each of the driveways off Bermuda Road to (1) 18'-10" for the northern driveway, (2) 6' for the central driveway, and (3) 13'-11" for the southern driveway. Again, the primary parking accessed by these driveways is far less than the total parking provided (i.e., 15 spaces, 34 spaces and 11 spaces), as shown on the enclosed plans. The northern driveway serves as the primary driveway to access the parking spaces for standard vehicles parking at Building B. The southern driveway serves as a secondary driveway to access the parking spaces for standard vehicles parking at Building A. No truck traffic is anticipated to utilize the northern or southern driveways. Additional throat depth is provided onsite through the extended drive aisles to the north and south, and landscape buffer areas have been provided between the driveways and the parking stalls. The central driveway will service as the primary truck access driveway to access the truck court on the interior of the site.

○ **Hidden Well Road**

The Applicant is requesting a reduction on the throat depth required for the driveway off Hidden Wells Road 26'-6". This driveway serves as the primary driveway to access the parking spaces for standard vehicles parking at Building A. No truck traffic is anticipated to utilize this driveway. Additional throat depth is provided onsite through the extended drive aisles to the north and south, and landscape buffer areas have been provided between the driveways and the parking stalls.

We appreciate your consideration of this Project. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca L. Miltenberger", with a stylized flourish at the end.

Rebecca L. Miltenberger
Enclosures

33524551

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500111-BERMUDA INDUSTRIAL, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-601-036; 177-04-601-037

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6855 Bermuda Road
- Site Acreage: 30.51
- Project Type: Warehouse and distribution
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision on a 30.51 acre site. The property is located along the north side of Hidden Well Road between Placid Street and Bermuda Road. The eastern portion of the site is currently developed with a vehicle rental facility which is proposed to be demolished. Access to the site is proposed to be provided by 2 driveways on Placid Street on the west side, 3 driveways on Bermuda Road on the east side, and 1 driveway on Hidden Well Road on the south side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0769-14	Waiver of development standards for landscaping requirements for a parking lot on the northern portion of APN 177-04-601-037 only	Approved by PC	October 2014
DR-0714-07 (ET-0095-14)	First extension of time for a parking lot subject to removing the time limit	Approved by PC	October 2014
DR-0714-07	Parking lot subject to 7 years for review	Approved by PC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0449-01	Waiver of development standards for street landscaping in conjunction with an existing automobile rental operation	Approved by PC	May 2001
DR-1398-94	Modifications to a vehicle rental facility on the subject site	Approved by PC	October 1994
VC-1742-93	Vehicle rental facility on the subject site	Approved by PC	November 1993
ZC-230-88	Reclassified the subject site from R-E to M-D and M-1 zoning	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse complex
South	Business Employment	IP (AE-60)	215 Bellway & distribution center
East	Business Employment	IL (AE-60)	Office/warehouse complex
West	Business Employment	IL (AE-60 & AE-65)	Training facility (United Brotherhood of Carpenters)

Related Applications

Application Number	Request
ZC-25-0454	A request to reclassify a portion of the site from IP to IL is a companion item on this agenda.
VS-25-0455	A vacation and abandonment of various easements and portions of right-of-way is a companion item on this agenda.
WS-25-0456	Waivers of development standards and design review for a warehouse/distribution center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

- 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 #0237-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BERMUDA INDUSTRIAL, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 177-04-601-036 & 177-04-601-037

PROPERTY ADDRESS/ CROSS STREETS: 6855 Bermuda Road, Las Vegas, Nevada 89119 (Bermuda & Hidden Wells)

DETAILED SUMMARY PROJECT DESCRIPTION

New distribution and warehouse buildings

PROPERTY OWNER INFORMATION

NAME: Bermuda Industrial LLC

ADDRESS: 212 Carpenters Union Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Industrial LLC

ADDRESS: 212 Carpenters Union Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # N/A

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Rebecca Miltenberger - Brownstein Hyatt Farber Schreck LL

ADDRESS: 100 North City Parkway, Suite 160

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 176001

TELEPHONE: 702-464-7052

CELL N/A

EMAIL: Rmiltenberger@bhfs.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Mark Baker, Manager
Property Owner (Print)

4/28/2025
Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

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☐ TM

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

