



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

July 15, 2026

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for June 10, 2026, and July 1, 2026. (For possible action)
- IV. Approval of the Agenda for July 15, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **VS-26-0293-PARDEE HOMES NEVADA:VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action) 07/08/26 BCC
2. **WS-26-0294-PARDEE HOMES NEVADA:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action) 07/08/26 BCC
3. **TM-26-500087-CACTUS BERMUDA INVESTMENTS. LLC:TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 1.69 acres in a CN (Commercial Neighborhood) Zone. Generally located west of Bermuda Road and the south of Cactus Avenue within Enterprise. MN/jud/kh (For possible action) 07/21/26PC
4. **VS-26-0347-CHURCH FULL GOSPEL LV KOREAN:VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jm/kh (For possible action) 08/05/26 BCC
5. **DR-26-0346-CHURCH FULL GOSPEL LV KOREAN:DESIGN REVIEWS** for the following: 1) place of worship; and 2) school on a portion of 16.85 acres in an RS20 (Residential Single-family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and west side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action) 08/05/26 BCC

6. **ET-26-400057 (UC-22-0459)-NV LAS DEC, LLC: WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for full off-site improvements in conjunction with an approved 230kV substation with associated equipment on 8.66 acres in an IP (Industrial Park) Zone. Generally located south of Maule Avenue and west of Redwood Street within Enterprise. MN/rk/kh (For possible action) 08/05/26 BCC
7. **UC-26-0311-BBP PROPERTIES, LLC:USE PERMIT** to allow outdoor storage. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate parking; and 2) reduce throat depth. **DESIGN REVIEW** for proposed outdoor storage on 2.38 acres in an IP (Industrial Park) Zone. Generally located east of Corporate Plaza Drive and south of Badura Avenue within Enterprise. MN/mh/kh (For possible action) 08/05/26 BCC
8. **VS-26-0341-PN II, INC.:VACATE AND ABANDON** a portion of a right-of-way being Arville Street located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/jl/kh (For possible action) 08/05/26 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: July 29, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

June 10, 2026

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.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.

Michael Huling and Jose Mendoza, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for May 27, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 27, 2026.

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

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

The applicant has requested aHOLD for the following applications:

16. VS-26-0293-PARDEE HOMES NEVADA:
Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.
17. WS-26-0294-PARDEE HOMES NEVADA:
Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.

Related applications to be heard together:

1. PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
2. ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
3. WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

5. VS-26-0278-EAGLE NEST HENDERSON, LLC:
6. WS-26-0279-EAGLE NEST HENDERSON, LLC:
7. TM-26-500075-EAGLE NEST HENDERSON, LLC:

11. ZC-26-0295-REISS RONALD TRS:
12. VS-26-0298-REISS RONALD TRS:
13. WS-26-0297-REISS RONALD TRS:
14. PUD-26-0296-REISS RONALD TRS:
15. TM-26-500079-REISS RONALD TRS:

Item 4. DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE: Will be heard as the first item under Planning and Zoning

Item 8. VS-26-0276-MONTANA COMDOMINIUMS: Will be heard as the second item under Planning and Zoning

Motion by David Chestnut

Action: **APPROVE** agenda for June 10, 2026, as amended

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None

VI. Planning & Zoning

1. **PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action) **06/16/26**
PC

Motion by David Chestnut

Action: **DENY**

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

2. **ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action) **06/16/26 PC**

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

3. **WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce setback; 3) reduce street landscaping; 4) increase parking; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action) **06/16/26 PC**

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

4. **DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:**
DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: 1) public facility (recreation center); 2) additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park and playgrounds; 3) accessory structures; and 4) signage on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action) **07/07/26 PC**

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

5. **VS-26-0278-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action))
07/07/26 PC

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

6. **WS-26-0279-EAGLE NEST HENDERSON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) increase fill.
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlays and Neighborhood Protection (RNP). Generally located west of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/rr/kh (For possible action)

Motion by Barris Kaiser
Action: **DENY**: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards #s 2, 3, and 4
DENY Design Review
ADD Comprehensive Planning condition:

- Any combination of retaining and decorative wall over 9 ft along a public right of way to be terraced and landscaped or rockscaped

Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

7. **TM-26-500075-EAGLE NEST HENDERSON, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in a RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Maule Avenue and the west of Valley View Boulevard within Enterprise. MN/rr/kh (For possible action)) **07/07/26 PC**

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

8. **VS-26-0276-MONTANA COMDOMINIUMS:**
VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)) **07/07/26 PC**

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

9. **WS-26-0277-KB HOME LAS VEGAS, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
10. **ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping and detached sidewalks; **2)** security fence setback; **3)** full off-site improvements; **4)** unscreened mechanical equipment; and **5)** access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
11. **ZC-26-0295-REISS RONALD TRS:**
ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous
12. **VS-26-0298-REISS RONALD TRS:**
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

13. **WS-26-0297-REISS RONALD TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

14. **PUD-26-0296-REISS RONALD TRS:**
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

15. **TM-26-500079-REISS RONALD TRS:**
TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

16. **VS-26-0293-PARDEE HOMES NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action) **07/08/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

17. **WS-26-0294-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action) **07/08/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

VII. General Business:

- Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

The board reviewed the two potential topics: Arterials and Rural Road Standards. The chair directed topics to be forwarded to Public Works. The TAB representatives will be selected when there is a potential date for the meeting with Public Works.

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 1, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:12 p.m.

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

Enterprise TAB meeting with Public Works

Background Information Regarding Advanced Planning for Additional/Expanded Arterials:

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

Two Requested Items for Discussion with Public Works:

1) Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
 - Warm Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

Enterprise TAB meeting with Public Works

2) Update rural road standards:

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



Enterprise Town Advisory Board

July 1, 2026

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.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.

Brady Bernhart, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for Date (For possible action)

Motion by David Chestnut

Action: **HOLD**: Minutes for June 10, 2026, be **HELD** to the Enterprise Town Board meeting on July 15, 2026.

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

IV. Approval of Agenda for July 1, 2026 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:

4. PA-26-700026-BOLOGNESE JOSEPH & VIVI A:
5. ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:
6. VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:
7. WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:
8. PUD-26-0320-BOLOGNESE JOSEPH & VIVI A:
9. TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:

Motion by David Chestnut

Action: **APPROVE** agenda for June 10, 2026, as amended.

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None.

VI. Planning & Zoning

1. **WS-26-0263-GREEN CIRCLE FOUNDATION, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a proposed vehicle maintenance or repair facility and proposed retail suites in conjunction with an existing shopping center on a 0.85 acre portion of a 6.24 total acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west Valley View Boulevard and south of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action) **07/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

2. **UC-26-0309-SHAMAIM HENDERSON, LLC:**
USE PERMITS for the following: 1) an avocational or vocational training facility; and 2) a recreational or entertainment facility on a portion of 5.11 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Pilot Road and west of Bermuda Road within Enterprise. MN/hw/cv (For possible action) **07/21/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **UC-26-0310-1263 SILVERADO LLC:**
USE PERMIT for an indoor kennel within an existing shopping center on a portion of 25.55 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and east of Maryland Parkway within Enterprise. MN/sd/cv (For possible action) **07/21/26 PC**

Motion by David Chestnut

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

4. **PA-26-700026-BOLOGNESE JOSEPH & VIVI A:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 1.93 acres. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **07/21/26 PC**

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

5. **ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:**
ZONE CHANGE to reclassify 1.93 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise (description on file). JJ/rk/cv (For possible action) **07/21/26 PC**

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

6. **VS-26-0319-BOLOGNESE, JOSEPH & VIVI A:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and Grand Canyon Drive and Brayden Bay Street; a portion of a right-of-way being Serene Avenue located between Grand Canyon Drive and Brayden Bay Street; and a portion of a right-of-way being Grand Canyon Drive located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jam/cv (For possible action) **07/21/26 PC**

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

7. **WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway geometrics; 2) reduce street intersection off-set; and 3) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 1.93 acres in an RM18 (Residential Single-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) **07/21/26 PC**

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

8. **PUD-26-0320-BOLOGNESE JOSEPH & VIVI A:**
PLANNED UNIT DEVELOPMENT for a 26 lot single-family attached residential development with modified development standards on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) **07/21/26 PC**

Motion by David Chestnut

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

9. **TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:**
TENTATIVE MAP consisting of 26 lots and common lots on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action) **07/21/26 PC**

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

10. **ET-26-400053 (NZC-21-0209)-REDWOOD APARTMENTS, LP:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located north of Warm Spring Road and west of Redwood Street within Enterprise. MN/rp/cv (For possible action) **07/22/26 BCC**

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

11. **ET-26-400055 (WS-24-0115)-COUGAR-JONES INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow attached sidewalks.
DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Cougar Avenue and east of Jones Boulevard within Enterprise. JJ/sd/cv (For possible action) **07/22/26 BCC**

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

VII. General Business:

- Enterprise Town Board appoint two members to participate in Public Works discussion. (for possible action)

No date has been set for the meeting with Public Works and designated TAB members. . The Chair directed this item to be continued until a date has been set

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 15, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 6:48 p.m.

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

Enterprise TAB meeting with Public Works

Background Information Regarding Advanced Planning for Additional/Expanded Arterials:

Enterprise is a rapidly expanding town.

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

Significant connectivity barriers:

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

Two Requested Items for Discussion with Public Works:

1) Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
 - Warm Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

2) Update rural road standards:

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0293-PARDEE HOMES NEVADA:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-501-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements located within the subject site. The easements are being requested to be vacated as they are no longer needed for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design review for single-family residential development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for a waiver of development standards for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time for vacation and abandonment for patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacation and abandonment for patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Waiver of development standards for full off-site improvements - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0294	Waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request 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

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINA MALEKI

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



1A

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/4/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100299

ASSESSOR PARCEL #(s): 176-21-501-002

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and S Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 4 lot Single Family Subdivision

- Wavier of Development Standards & Design Review

PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

May 12, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89155

**RE: Justification Letter – Vacation – Cimarron Pebble
(APN:176-21-501-002)**

To whom it May Concern,

On behalf of our client Tri Pointe Homes Nevada, INC, we are respectfully requesting a Vacation of Patent easements on the above-mentioned parcel to allow for a detached single-family development known as Cimarron Pebble. The proposed development is located south of Pebble Road and 330 feet east of Cimarron Road.

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

Vacation of Patent Easements for Roads and Public Utilities Purposes

We are requesting to vacate a 33' patent easement located on south, east, and west sides of APN 176-21-501-002 (BLM#1212338, OR:930612:00030).

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

Sincerely,



Mark Bangan
Director of Planning Services

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0294-PARDEE HOMES NEVADA:

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

DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/jl/kh
(For possible action)

RELATED INFORMATION:

APN:

176-21-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the retaining wall height along the north property line of lot 4 to 6 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
 - b. Increase the retaining wall height along the east property line to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
 - c. Increase the retaining wall height within the southern portion of the property to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
2.
 - a. Increase fill height to 6 feet along the east property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Increase fill height to 7 feet along the south property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 133% increase).
 - c. Increase fill height to 7 feet along the south property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 17% increase).
 - d. Increase fill height to 6 feet along the north property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.43
- Project Type: Single-family residential development
- Number of Lots/Units: 4
- Density (du/ac): 1.65
- Minimum/Maximum Lot Size (square feet): 21,271/23,622(gross)/18,652/20,085 (net)
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 3,415 to 3,887 (homes)/312 (accessory living quarters)

Site Plan

The proposed site plan establishes four single-family residential lots with access provided from Pebble Road to the north. The private street ends in a hammerhead. Perimeter walls are being proposed as a 6 foot high decorative screen walls surrounding the development. Eight foot high retaining walls are proposed along the east property line and within the southern portion of the property, and 6 foot high retaining walls are proposed along the north property line of lot 4, with a 6 foot high screen wall on top. These retaining walls are subject of a waiver request. There is a 6 foot high retaining wall near the west property line, which is qualified for the Title 30 exception allowing retaining walls up to 6 foot in height since no screen wall is proposed on top.

Landscaping

A 13 foot landscape strip with trees and shrubs to Title 30 standards is located along Pebble Road.

Elevations

The plans depict 1 story model homes with heights measuring 17 feet to 20 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, and multiple offset front facades. Optional accessory living quarters are being proposed to match with primary home in height, exterior materials, and exterior colors.

Floor Plans

The proposed single-story floor plans measure between 3,415 square feet and 3,887 square feet, and consist of multiple bedrooms, a great room, dining area, kitchen, laundry room, and bathrooms with a covered courtyard. The models also feature detached accessory living quarters measuring 312 square feet.

Applicant's Justification

The applicant proposes a detached single-story, four lot single-family development served by a 37 foot wide private street with parking permitted on both sides and a single access point to Pebble Road. The applicant is requesting approval of a hammerhead street terminus in lieu of a cul-de-sac, noting that similar configurations exist in the surrounding area and that the limited number of lots and ample on-site parking ensure the design will not negatively impact adjacent neighborhoods. Several waivers of development standards are requested to address existing

topography, drainage requirements, and the rural character of the area. These include increasing retaining wall heights to accommodate natural low points and required grading, increasing allowable fill depths near shared property lines to meet drainage criteria, and permitting a 6-foot retaining wall along Pebble Road with an enhanced 13 foot landscape easement as a compensating benefit. The applicant also seeks to waive full off-site improvements along Pebble Road to maintain the existing rural street character consistent with the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design review for a single-family residential development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for waiver of development standards for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time for vacation and abandonment for patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacation and abandonment for patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Waiver of development standards for full off-site improvements - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-26-0293	Vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. While staff acknowledges the unique constraints presented by the change in elevation on the north, east, and south property lines, tiered retaining walls could have been used to avoid these waivers entirely. The approval of an 8 foot retaining wall coupled with a 6 foot screen wall would create a wall that is 14 feet high on one side, which will be out of place in the surrounding area and would have a negative visual impact on the rest of the development. Additionally, the subject site is located within the Neighborhood Protection Overlay district which strongly discourages the increase of retaining wall heights. Therefore, 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 that the architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. Staff also notes that each lot provides adequate on-site parking. However, hammerheads are not the County's preferred turnaround configuration due to the operational constraints they create. For this reason, staff cannot support the design review as proposed.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage and flood control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, this area is changing with new developments in the area and with the increase in pedestrians and vehicular traffic, it is important to have off-sites installed for their safety. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Subject 13 foot landscape strip along Pebble Road;
- 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;
- Right-of-way dedication to include 50 feet for Pebble Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.

Fire Prevention Bureau

- Ensure hammerhead turnaround meets minimum widths per the fire code.

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 #0306-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINA MALEKI

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



Comprehensive Planning Application Form

2A

APPLICATION PRE-REVIEW # APR-26-100299

ASSESSOR PARCEL #(s): 178-21-501-002

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and S Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

To Construct a 4 lot Single Family Subdivision

- Vacation of Patent Easement

PROPERTY OWNER INFORMATION

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Tri Pointe Homes Nevada, INC

ADDRESS: 7455 Arroyo Crossing Pkwy, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.614.1452

CELL N/A

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: The WLB Group, INC an LJA Company

ADDRESS: 3663 E Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL 702.458.2551

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

June 2, 2026

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

**RE: Justification Letter – Design Review & Waiver of Development Standards
Cimarron Pebble (APN's: 176-21-501-002)**

To Whom it May Concern,

On behalf of our client Tri-Pointe Homes Nevada Inc., we are respectfully requesting a Design Review to address the proposed single-family detached development located south of Pebble Road and 330 feet east of Cimarron Road. The property is more particularly described as APNs: 176-21-501-002. The current Masterplan designation for the site is RN (Ranch Estates Neighborhood) which allows a density up to 2 du/ac and the existing zoning for the parcel is RS20 (Residential Single Family) with a 20,000 s.f. lot size requirement.

Our client is proposing to develop a single-family residential detached community consisting of 4 lots at a density of 1.65 units per acre which is under the allowed density for the parcel. We are not proposing to change the zoning of the parcel. The house plans will include three one-story homes ranging in size from 3,415 square feet up to 3,887 square feet. These proposed one-story homes will feature 3 or 4-car garages with 2-car driveways. This development will require a total of 9 parking spaces (2.2 p.s. per lot x 4 lots), by utilizing the three car garage parking spaces, two-car driveway spaces and one on-street parking space per lot (min. of 6.0 p.s.), the site will provide over 24 parking spaces which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and/or metal siding along with painted stucco in a neutral color palette with some accent walls to blend with the natural surroundings. The style of the homes is Desert Modern and New Century Modern, and all homes will have a maximum height of 19'-8". Accessory Living Quarter's are also being offered in two configurations to future homebuyers, these Accessory Living Quarter's are 312 s.f. in area and are approximately 16'-0" in height.

Design Review

1. For a proposed detached single-family single-story development consisting of 4 lots. The proposed development includes one interior private street that is 37' wide which includes 24" "R" curb on each side and allows for parking on both sides of the street. There is a single entrance onto Pebble Road. The homes will be a maximum of 19'-8" in height. Each house will feature a 3 or 4-car garage with a two-car driveway depending on the house floor plan, optional Accessory Living Quarters are also being offered for each lot.
1. We are also requesting for the internal street to terminate in a County approved hammerhead design in lieu of a cul-de-sac street terminus. Due to the overall nature of street terminus' in the area (most internal streets terminate in a hammerhead in the general vicinity) and the fact the single internal private street services only 4 lots and the development provides more than ample parking for the prospective residents and their guests, we felt this was a reasonable request and could be supported without negatively affecting the surrounding developments in any way.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500087-CACTUS BERMUDA INVESTMENTS. LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.69 acres in a CN (Commercial Neighborhood) Zone.

Generally located west of Bermuda Road and the south of Cactus Avenue within Enterprise. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description****General Summary**

- Site Acreage: 1.69
- Project Type: Proposed commercial subdivision
- Number of Lots: 1

The tentative map depicts a 1 lot commercial subdivision located on the southwest corner of Cactus Avenue and Bermuda Road. The site was previously approved for a commercial center consisting of 3 buildings. Access to the site will be provided by 2 commercial driveways, one along Cactus Avenue and another along Bermuda Road.

Prior Land Use Requests

Application Number	Request	Action	Date
RA-25-700057	Plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC)	Approved by BCC	March 2026
ZC-25-0883	Zone change from RS20 to CG and remove the RNP-NPO	Approved by BCC	March 2026
VS-25-0884	Vacation and abandonment to vacate patent easements and a portion of rights-of-way	Approved by BCC	March 2026
WS-25-0885	Waiver of development standards and design review for a commercial center	Approved by BCC	March 2026
ZC-1026-05	Zone change from R-E to R-E (RNP-I) Zone for APN 177-33-501-005	Approved by BCC	October 2005

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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;
- 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 Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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

- All street suffixes shall be spelt out.

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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CACTUS BERMUDA INVESTMENTS, LLC

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): TM-26-500087

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

TAB/CAC: Enterprise TAB 6:00 PM

Date: 7/15/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 7/21/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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Community Center
1340 E. Highway 168, Moapa

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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Tracy Chaney, Secretary
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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

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #: 26-100810

ASSESSOR PARCEL #(s): 177-33-601-006

PROPERTY ADDRESS/CROSS STREETS: Cactus Avenue and Bermuda Road

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a one lot Commercial Subdivision

PROPERTY OWNER INFORMATION

NAME: Cactus 7881 Bermuda Investments LLC

ADDRESS: 18861 Adara Manor Lane

CITY: Frisco

STATE: TX ZIP CODE: 75035

TELEPHONE:

CELL:

APPLICANT INFORMATION (information must match online application)

NAME: Cactus 7881 Bermuda Investments LLC - Farus Farmanali

ADDRESS: 18861 Adara Manor Lane

CITY: Frisco

STATE: TX

ZIP CODE: 75035

TELEPHONE:

CELL:

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)

NAME: Brown, Brown, and Frenschut - Nancy Amundsen

ADDRESS: 529 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702.589.1410

CELL:

ACCELA REFERENCE CONTACT ID #

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

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

F. Farmanali
Property Owner (Signature)

FARUS FARMANALI
Property Owner (Print)

5/6/2026
Date

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>

06/24/2025

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 6, 2026

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

RE: Justification letter – Commercial Development Tentative Map
APN: 177-33-501-005

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. The Tentative Map will be to create a map for commercial development. The subject site is located at the southwest corner of Cactus Avenue and Bermuda Road. It will contain 1.69 acres.

A vacation application (VS-25-0884) was approved by the Board of County Commissioners for this site on March 18, 2026 to accommodate the entrances and detached sidewalks. This Tentative Map includes that vacation.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0347-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DUXAC)

BACKGROUND:**Project Description**

The plan depicts the vacation of easements along Buffalo Drive. This vacation is necessary as the previously proposed driveways along Buffalo Drive will not be constructed at this time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400022 (UC-0705-17)	Fourth extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	May 2026
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacation and abandonment of patent easement	Approved by BCC	March 2025
VS-24-0502	Vacation and abandonment of a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	Use permit for school and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-26-0346	A design review for place of worship and school 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 pedestrian access 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

- Drainage study and compliance;
- 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 Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Pebble Road improvement project;
- 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: FULL GOSPEL LAS VEGAS CHURCH

CONTACT: JVC ARCHITECTS, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0347

4A

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

TAB/CAC: 9855 Gillespie Street, Las Vegas

Date: 7/15/26

Location: 9855 Gillespie Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 7/21/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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BUNKERVILLE

Judith Metz, Secretary
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

Electra Smith, Secretary
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100320

ASSESSOR PARCEL #(s): 176-16-801-017

PROPERTY ADDRESS/ CROSS STREETS: Buffalo Dr. and Torino Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review (DR) for a new one-story, 12,110 sf Chapel and Pre-School on a new parking lot. New parking lot to have 214 parking space. New building to be 35'-0" in height. The use permit number for this property is UC-17-0705. The applicant is asking for waivers of Title 30: (1) 30.04.06F due to the max fill exceeding 3'-0" within the first 5'-0" from property line along Buffalo Drive; and (2) 30.04.01.D.7.i Street Landscaping at the west side of the site. Also, Vacation of Easement (VS) along Buffalo Drive. The applicant is applying for vacation of easements located in APN 176-16-801-017. This vacation is necessary as the previously proposed driveways along Buffalo will not be constructed at this time.

PROPERTY OWNER INFORMATION

NAME: CHURCH FULL GOSPEL LV KOREAN

ADDRESS: 7935 Badura Ave. #1040

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-453-1223

CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: CHURCH FULL GOSPEL LV KOREAN

ADDRESS: 7935 Badura Ave. #1040

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-453-1223

CELL n/a

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JVC Architects, Jay Olado

ADDRESS: 5385 Cameron St. Suite 15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-871-3416

CELL n/a

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)

Joshua Kang

Property Owner (Print)

02.25.26

Date



11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMCCAY@CENTURYLINK.NET
(702) 860-3897

Date: May 14, 2026

Clark County
Development Review
500 S. Grand Central Pkwy
Las Vegas, NV 89155
Attn: Plans Reviewer

RE: Full Gospel Las Vegas Church Vacation

To Whom It May Concern,

Please accept this letter, and attached supporting documents for the vacation of existing pedestrian access easements.

This vacation pertains to the vacation of a portion of recorded document 20250604-03981. The two pedestrian access easements along Buffalo are no longer necessary as the commercial driveways are not being constructed at this time.

If you have any questions or comments, feel free to contact me at our office.

Best wishes,

A handwritten signature in blue ink, appearing to read 'Jeremy S. McCay'.

Jeremy S. McCay, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0346-CHURCH FULL GOSPEL LV KOREAN:

DESIGN REVIEWS for the following: **1)** place of worship; and **2)** school on a portion of 16.85 acres in an RS20 (Residential Single-family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road and west side of Buffalo Drive within Enterprise. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8851 S. Buffalo Drive
- Site Acreage: 16.85 acres
- Project Type: Place of worship/school
- Number of Stories: 1
- Building Height (feet): 35 feet
- Square Feet: 12,110 (Building A)/40,000 (Future Building B)/20,000 (Future Building C)
- Parking Required/Provided: 214/214
- Sustainability Required/Provided: 7/7

History, Request, & Site Plan

The subject site was approved via special use permit (UC-17-0705) by the Board of County Commissioners in October 2018, including a design review for a place of worship and proposed school. The plan depicted 5 buildings, including a place of worship building, a nursery elementary school, a junior and senior high school, a chapel, and a mission center. The western portion of the site contained a grass field and the parking lot area. A condition of approval required a design review as a public hearing on any significant changes to the plans and future phases. Furthermore, in March 2025, DR-25-0093 was approved for changes to the design, with a proposed one story 43,859 square foot building that included a place of worship and preschool, located on the east half of the site. On the western half of the parcel, a detention basin was shown located at the northwest corner, along with a detached sidewalk around the

perimeter and an interior 8 foot wide walking trail. The applicant is now proposing to further redesign the site to include a new chapel and pre-school building, as well as 2 future buildings to be used as church and school.

The proposed plan depicts a 12,110 square foot place of worship with a preschool (Building A) located on the northeast corner of the project site, and set back 43 feet from Torino Avenue on the north and 38 feet from Buffalo Drive on the east, which a playground on the west side of the building. Immediately west of the place of worship is a proposed parking lot which is accessed by a central drive, 28 to 31 feet wide, that connects the site to Torino Avenue on the north and Pebble Road on the south. Lastly, 2 future buildings will also be located on the east half of the parcel: Building B, a future church, located along Buffalo Drive and to the south of Building A, and Building C, a future school, located along Pebble Road and to the south of the parking lot. The western half of parcel will not contain any building. The proposed development requires 214 parking spaces where 214 parking spaces are provided, including 12 accessible parking spaces.

Landscaping

The plans depict two, 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk adjacent to Torino Avenue, Warbonnet Way, Pebble Road, and Buffalo Drive. The street landscape area consists of trees, shrubs, and ground cover. Parking lot landscaping is equitably distributed throughout the site. An additional 8 foot wide meandering sidewalk is proposed within the interior of the site along north, west, and south, which connects to the proposed detached sidewalk along Buffalo Drive.

Elevations

The plans depict a one story building with a varying flat roofline ranging from 21 feet to 35 feet in height. The exterior of the building consists of stucco, synthetic plaster with two paint finishes, an aluminum storefront window system and metal canopies.

Floor Plans

The plan depicts a 12,110 square foot place of worship building with a worship center, preschool, gym, bookstore/café, restrooms, kitchen, classrooms, and other accessory uses.

Applicant's Justification

The project was previously approved as a multi-phased plan of development, ultimately consisting of 5 potential building pads. The buildings are expected to be developed later, to accommodate the potential growth of the church and its increasing ministry needs. The applicant requested a new design review due to the church's plans to build a smaller scope project. The parking lot design will remain the same, while a new chapel is being proposed rather than the originally planned. The scope of this project is a new one-story, 12,110 sq. ft. chapel. The facilities inside the building are a 372 seat worship area, church office, pre-school office and pre-school classrooms. There is an outdoor play area for the pre-school as well. The pre-school is for Pre-K educating children 3 to 5 years old.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400022 (UC-0705-17)	Fourth extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	May 2026
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacated and abandoned patent easement	Approved by BCC	March 2025
VS-24-0502	Vacated and abandoned a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	School and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-26-0347	A vacation and abandonment for 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

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 size of the building has been greatly reduced compared to the original approval. Originally, under UC-0705-17, the site was approved for a total of 5 buildings. The current proposal is for 3 total buildings, smaller in size and massing, compared to the original approval. Additionally, the current design does not have the same degree of massing and bulk as the design proposed under DR-25-0093. These changes to the building size provide design characteristics and other architectural and aesthetic features that are more harmonious and compatible with the development in the area. The site is within the Neighborhood Protection (NPO) Overlay District. The proposed reductions in the building's size, height, and massing make it more comparable in scale to the nearby residential buildings and more consistent with the residential character and development pattern of the neighborhood. Also, the proposed street and parking lot landscaping complies with Title 30 standards. Lastly, because only Building A is proposed under this design review and Buildings B and C will be reviewed separately at a later date, staff can support the request with a condition requiring a review of the construction status of Buildings B and C in two years. This will also allow staff to further review the amount of parking if Buildings B and C are not constructed, in which case a waiver of development standards for maximum parking would be required.

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

- Expunge DR-25-0093 and the design review portion UC-17-0705;
- 2 years to review the progress of construction of Buildings B and C. The applicant is advised that if Buildings B and C are not constructed, a waiver of development standards may be required for maximum parking;
- Design review for future phases;
- No buildings west of Miller Lane (alignment);
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Pebble Road improvement project.

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 #0154-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FULL GOSPEL LAS VEGAS CHURCH

CONTACT: JVC ARCHITECTS, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s):

DM-26-50008

DR-26-0346

5A

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

TAB/CAC: 9855 Gilespe Street, Las Vegas

Date: 7/15/26

Location: 9855 Gilespe Street, Las Vegas

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 7/21/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date:

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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 32 of 40



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100320

ASSESSOR PARCEL #(s): 176-16-801-017

PROPERTY ADDRESS/ CROSS STREETS: Buffalo Dr. and Torino Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review (DR) for a new one-story, 12,110 sf Chapel and Pre-School on a new parking lot. New parking lot to have 214 parking space. New building to be 35'-0" in height. The use permit number for this property is UC-17-0705. The applicant is asking for waivers of Title 30: (1) 30.04.06F due to the max fill exceeding 3'-0" within the first 5'-0" from property line along Buffalo Drive; and (2) 30.04.01.D.7.i Street Landscaping at the west side of the site. Also, Vacation of Easement (VS) along Buffalo Drive. The applicant is applying for vacation of easements located in APN 176-16-801-017. This vacation is necessary as the previously proposed driveways along Buffalo will not be constructed at this time.

PROPERTY OWNER INFORMATION

NAME: CHURCH FULL GOSPEL LV KOREAN

ADDRESS: 7935 Badura Ave. #1040

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-453-1223

CELL n/a

APPLICANT INFORMATION (Information must match online application)

NAME: CHURCH FULL GOSPEL LV KOREAN

ADDRESS: 7935 Badura Ave. #1040

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-453-1223

CELL n/a

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JVC Architects, Jay Olado

ADDRESS: 5385 Cameron St. Suite 15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-871-3416

CELL n/a

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)

Joshua Kang

Property Owner (Print)

02.25.26

Date

Full Gospel Church

Design Review

Justification Letter

May 4, 2026

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

To Whom It May Concern:

This is the justification letter for the Full Gospel Church project design review. This Design Review will expunge DR portion of UC-17-0705 and DR-25-0093. Also, the applicant is requesting a waiver of Development Standards Title 30.04.06F and 30.04.01D.7.iii.

Use permit UC-17-0705 approved back in October 3, 2018 with a use permit for a church and school. This also included a design review for a church and new parking lot. An update to the design review happened in March 2025 that expunged the DR portion of the original application. That design review was DR-25-0093 for a new parking lot and church.

This new design review request is a pivot in the church's plans to build a smaller scope project. The parking lot design will remain the same, while a new chapel is being proposed rather than the originally planned church building. The whole project is to be constructed in phases with the future parking areas and future buildings.

The applicant, Full Gospel Las Vegas Church, would like to request a Design Review for a new chapel that includes a new 214 spaces parking lot. It is located on a 16.85-acre site (APN 176-16-801-017) at the southwest corner of Buffalo Drive and Torino Avenue. The current use permit is UC-17-0705 with ET 26-40022 for extension of time.

The scope of this project is a new one-story, 12,110 sq. ft. Chapel. The facilities inside the building is a 372 seat worship area, church office, pre-school office and pre-school classrooms. There is an outdoor play area for the Pre-school as well. The pre-school is for Pre-K educating children 3 to 5 years old.

Designed to address prior conditions of approval, per UC-17-0705, the highest building height is 35'-0". Building finish to be synthetic plaster (stucco) with two paint finishes – a light field paint (SW9582 White Sand) and an accent paint (SW0045 Antiquarian Brown). Windows to be recessed, two pane low 'E' glass, bronze tint. South and west elevations to have a covered metal canopy with metal columns. Decorative metal finish to be dark bronze. East elevation to have a surface mounted metal cross – dark bronze finish.

For horizontal articulation per Section 30.04.05G.2 is as follows:

- North Elevation:
 - o Changes in wall planes.
 - o Changes in color and/or materials.
 - o Recessed windows.
 - o Variation in roof line.
- East Elevation:
 - o Changes in color.

- Recessed windows.
- Variations in roof line.
- South Elevation:
 - Engaged columns.
 - Changes in color and/or materials.
 - Recessed windows.
 - Variation in roof line.
- West Elevation:
 - Engaged columns.
 - Changes in color and/or materials.
 - Recessed windows.

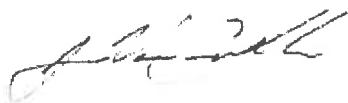
The parking calculations take into account the current Chapel project and two future buildings. Future buildings are included so that the parking area is constructed with the first phase of development. Under Title 30, the Chapel project requires 42.37 parking spaces. The future buildings – School Building and Church requires 171.5. For a grand total of 213.87 required parking spaces. The new parking lot will have 214 parking spaces.

The applicant is also requesting a waiver of Development Standards for the following:

1. Section 30.04.06F. For grading, the project's max fill exceeds 3'-0" within the first 5'-0" from property line along Buffalo Drive. The max fill of 7'-0" occurs at the inlet of the existing box culvert along the street.
2. Section 30.04.01D.7.iii. For landscape, where 1 large tree and 3 shrubs shall be provided every 30 linear feet frontage for the west portion of the site. Where the tree location is required to be planted on opposite sides of the detached sidewalk at equal intervals – the church is requesting a waiver on the west side of the site due to it not being developed at this time. This includes west portion of W. Torino Ave. street frontage, west portion of Pebble Rd. street frontage and full street frontage of Warbonnet Way. The church will plant half of the required trees per standards at the street side of the detached sidewalk only. The church is requesting a waiver for this at this phase of the project and for them to plant the rest of the landscaping when the west side is developed – which includes all the bushes, ground cover, and the other half of the trees on the other side of the sidewalk.

JVC Architects along with Full Gospel Church, respectfully request your approval for this design review. Please contact our office with any questions or comments.

Sincerely,



Jim Van Compernelle
President, JVC Architects

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400057 (UC-22-0459)-NV LAS DEC, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for full off-site improvements in conjunction with an approved 230kV substation with associated equipment on 8.66 acres in an IP (Industrial Park) Zone.

Generally located south of Maule Avenue and west of Redwood Street within Enterprise. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

176-02-314-001

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements including (curb, gutter, sidewalk, streetlights, and partial paving) width along Redwood Street where required per Section 30.52.050.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6755 Maule Avenue
- Site Acreage: 8.66
- Project Type: Electric substation and public utility transmission lines
- Utility Pole and Tower Height (feet): 110 to 160

History & Request

The original request for use permits, waivers of development standards, and design reviews were approved via UC-22-0459 in January 2023 by the Board of County Commissioners. The condition of approval required the project to commence by January 2027. However, another condition required full off-site improvements to be constructed along Redwood Street by March 2025. In May 2025, ET-25-400033 was approved by the Board of County Commissioners to extend the time limit to complete full off-site improvements for 12 additional months. This is the second request to grant more time to complete off-site improvements to satisfy the conditions of approval for this waiver of development standards.

Site Plans

The approved plans depict an electrical substation site with associated equipment located on the west side of Redwood Street between Maule Avenue and Badura Avenue. The transmission corridor starts at the northeast corner of Warm Springs Road and Rainbow Boulevard heading east to Redwood Street, then turning north along the west side of Redwood Street to the substation's southeast corner, then turning west along the south property line, then eventually terminating in the proposed substation. The other transmission corridor starts on the proposed substation sites north property line, head east along Maule Avenue to the northeast corner of the site, cross Maule Avenue to the north side of the street and continue east to Jones Boulevard, then cross Jones Boulevard heading northeast and terminating in an approved substation location near Roy Horn Way. The equipment associated with the electrical substation is surrounded by a 14 foot high, split-face CMU wall which includes street landscaping outside the wall. Access to the site is limited to a curb cut located along Maule Avenue to the north and Badura Avenue to the south. Both access points are secured by a gate and set back 25 feet from the public rights-of-way.

Landscaping

The approved landscape plan depicts street landscaping consisting of a 27 foot wide landscape area with a detached sidewalk along Badura Avenue. Maule Avenue shows an attached sidewalk with 24 feet of landscaping behind the sidewalk. Redwood Street depicts a 20 foot wide landscape buffer in front of the perimeter wall of the site. The entire property is enclosed by a 14 foot high, split-face CMU wall.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400033 (UC-22-0459):

Public Works - Development Review

- 3 months to submit civil plans
- 12 months to complete full off-site improvements;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0459:

Current Planning

- Per revised plans.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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; 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 they will expire.

Public Works - Development Review

- Construct full off-site improvements on Redwood Street by March of 2025;
- Comply with approved drainage study PW21-16235;
- Full off-site improvements on Badura Avenue and Maule Avenue;

- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Administrative Design Review required to address the location of each pole;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

According to the applicant, the reason for the request for a second extension of time is due to having difficulties in getting the adjacent property owners to coordinate with them on the off-site improvement plans (between Switch, their client, and the adjacent landowner to the east).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400033 (UC-22-0459)	First extension of time for a waiver of development standards for electrical substation, utility structures, and transmission lines	Approved by BCC	May 2025
AV-24-900381	Revision to approved plans with UC-22-0459	Approved by ZA	July 2024
WC-23-400187 (ZC-0502-06)	Waiver of conditions for traffic study	Approved by BCC	February 2024
UC-22-0459	Use permit, waiver of development standards, and design review for electrical substation, utility structures, and transmission lines	Approved by BCC	January 2023
VS-22-0460	Vacated easements and right-of-way	Approved by BCC	October 2022
TM-22-500164	Commercial subdivision	Approved by BCC	October 2022
ZC-0502-06	Reclassified the site to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG	Automobile dealership & undeveloped
South	Business Employment	RM32	Multi-family housing
East	Business Employment	CG	Undeveloped
West	Business Employment	CG	Fleet parking lot

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Public Works - Development Review

Staff cannot support this application as the off-site improvements are still not complete from the original 2022 application. The first extension of time request, approved in 2025, required the off-site improvements to be completed within 1 year. That deadline was also missed, resulting in the current second extension of time application. Furthermore, the off-site improvements to the north and south of the site are already complete; Redwood Street is the only area missing. Given how much time has passed, the off-site improvements should have been installed by now.

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 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

- 3 months to complete full off-site improvements;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KELSEY BARBER

CONTACT: KELSEY BARBER, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): ET-26-400057 (UC-22-0459)

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

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

Date 7/15/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time:

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: 8/5/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

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

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

Page 2 of 5



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 176-02-314-001

PROPERTY ADDRESS/ CROSS STREETS: Maule Avenue and Redwood Street

DETAILED SUMMARY PROJECT DESCRIPTION

Second extension of time for completion of full off-site improvements

PROPERTY OWNER INFORMATION

NAME: NV LASDEC, LLC

ADDRESS: 7135 South Decatur Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-522-5426

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Steven Roberts

ADDRESS: 7135 South Decatur Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-522-5426

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICK Engineering/ Kelsey Barber

ADDRESS: 1050 East Flamingo Road, Suite S305

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-250-1167

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner: NV LAS DEC, LLC

Property Owner (Print): NV LAS DEC, LLC

Scott Hettema

Scott Hettema

5/6/2026 | 09:01 PDT

By: Switch, Ltd., Its Manager

By: Switch, Ltd., Its Manager

Date

Scott Hettema, General Counsel & Secretary



Scott Hettema, General Counsel & Secretary



702-827-0650
rickengineering.com

1050 E. Flamingo Road #S305
Las Vegas, NV 89119

May 27, 2026

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

SUBJECT: PW23-10767
JUSTIFICATION LETTER- 2nd EXTENSION OF TIME
NOFA UC-22-0459

To whom this may concern:

The 1st extension of time (ET-25-400033) for the electrical substation specifically addressed one of the waivers associated with the original use permit (UC-22-0459) which had a condition of approval that read: "Construct full off-site improvements on Redwood Street by March of 2025". That ET application was approved and had 2 additional conditions that read: "3 months to submit Civil Plans;" and "12 months to complete full off-site improvements". The time frame to submit the Civil Plans has been satisfied according to Public Works; however, the reason for the request of a second extension of time is due to having a difficult time getting the neighbors to coordinate with us on their plans (between Switch, our client, and the east adjacent landowner) for satisfying the second condition for full off-sites.

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

Sincerely,

RICK



Paul F. Fritz, P. E.
Engineering Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0311-BBP PROPERTIES, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; and 2) reduce throat depth.

DESIGN REVIEW for proposed outdoor storage on 2.38 acres in an IP (Industrial Park) Zone.

Generally located east of Corporate Plaza Drive and south of Badura Avenue within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-01-301-049

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking where 7 parking spaces are required per Section 30.04.04D.
2. Reduce throat depth to 47 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 37% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.38
- Project Type: Outdoor storage
- Parking Required/Provided: 7/0
- Sustainability Required/Provided: 7/3

Site Plans

The plans depict a proposed outdoor storage lot accessed via Corporate Plaza Drive to the west. There are 88 trailer spaces dispersed throughout the site, all of which are 11 feet wide and 53 feet long. There are zero standard parking spaces for employees or customers, which is the subject of a waiver request. The driveway throat depth is 47 feet where a minimum of 75 feet is required, which also requires a waiver.

Landscaping

The plans depict street landscaping behind the existing attached sidewalk along Corporate Plaza Drive, with the landscape buffer ranging from 21 feet to 43 feet in width. The landscaping consists of medium and large trees, shrubs, and groundcover in accordance with Title 30 standards.

Applicant's Justification

The applicant states the request is for temporary outdoor storage for semi-trailer parking until the approved warehouse building is constructed. The outdoor storage is not accessory to an indoor primary use on the property, though a warehouse under the same ownership is located on the adjacent property to the south. Screened fencing is not provided along the right-of-way, but the site is located at the end of a cul-de-sac that is only accessed by the adjacent industrial use. A large landscape buffer is being provided along the entrance. The site will have no demand for employee or customer parking. The reduced throat depth will not create traffic issues as the site has no parking and is located at the end of a cul-de-sac.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400114 (WS-23-0470)	First extension of time for waivers and design review for a warehouse	Approved by BCC	December 2025
WS-23-0470	Waivers of development standards and design review for a warehouse	Approved by BCC	September 2023
VS-20-0280	Vacation and abandonment of easements	Approved by PC	August 2020
VS-0687-16	Vacation and abandonment of easements	Approved by PC	November 2016
WS-0906-07	Waivers of development standards and design review for signs - expired	Approved by BCC	September 2007
SN-901367-06	Street naming of Corporate Plaza Drive	Approved by ZA	November 2006
VS-0920-06	Vacation and abandonment of easements	Approved by BCC	September 2006
ZC-0896-06	Zone change from R-E to M-D, use permit, waivers, and design review for an office and communications facility	Approved by BCC	September 2006

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP	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

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.

A use permit is required because the proposed outdoor storage is not screened from the right-of-way with an 8 foot high screened fence or wall, and since the outdoor storage is not accessory to an indoor primary use. Staff finds that the proposed outdoor storage lot will not adversely affect the right-of-way, as the property is located at the end of a cul-de-sac. The outdoor storage is also compatible with other industrial uses in the area and should not negatively impact other properties. Therefore, staff can support this request.

Waivers of Development Standards

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

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.

Waiver of Development Standards #1 & Design Review

While staff can understand the applicant's desire to eliminate parking due to the lack of customers and employees needing to park on-site, staff is concerned that this will lead to vehicles parking in storage spaces or the right-of-way when they do need to park. The provision of the required parking would have minimal impact on the site's ability to function as an outdoor storage lot, while ensuring that parking is available for employees when needed. While staff can support the outdoor storage use, staff cannot support the waiver to eliminate parking or the design review.

Public Works - Development Review

Waiver of Development Standards #2

Corporate Plaza Drive ends in a cul-de-sac adjacent to the entrance to the site and should see a low volume of traffic. Therefore, staff has no objection to the reduced throat depth. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Off-site improvement permit will be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BBP PROPERTIES, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT



Comprehensive Planning Application Form

7A

APPLICATION PRE-REVIEW # 26-100378

ASSESSOR PARCEL #(s): 176-01-301-049

PROPERTY ADDRESS/ CROSS STREETS: 7035 CORPORATE PLAZA DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

SEMI-TRAILER STORAGE

PROPERTY OWNER INFORMATION

NAME: BBP PROPERTIES LLC

ADDRESS: 6795 S. EDMOND STREET STE 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-896-5564

CELL 702-274-8700

APPLICANT INFORMATION (information must match online application)

NAME: BBP PROPERTIES LLC c/o ROD MARTIN

ADDRESS: 6795 S. EDMOND STREET STE 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-896-5564

CELL 702-274-8700

ACCELA REFERENCE CONTACT ID # 165764 & 270352

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JOHN VORNSAND AICP

ADDRESS: 62 SWAN CIRCLE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-321-8229

CELL 702-321-8229

ACCELA REFERENCE CONTACT ID # 165449

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

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


Property Owner (Signature)*
Property Owner (Print)
Date

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 321-8229

Email: john@vornsandconsulting.com

May 11, 2026

**RE: Justification Letter for Temporary Outdoor Storage (Semi-Trailer Parking)
7035 Corporate Plaza Drive APN 176-01-301-049**

Vornsand Consulting is respectfully submitting this justification letter on behalf of the applicant, Majestic Realty Company. The applicant is proposing to develop a temporary outdoor storage area for semi-trailers at 7035 Corporate Plaza Drive (APN 176-01-301-049).

The 2.38-acre site is currently vacant, undeveloped land zoned IP (Industrial Park). The planned land use for the area is Business Employment (BE). The property was previously approved for a 37,200 square foot warehouse/distribution building (WS-23-0470) and recently granted an extension of time for two years to September 20, 2027 (ET-25-400114). The temporary outdoor storage use for semi-trailer parking is proposed as an interim use until the warehouse building is constructed.

The applicant is requesting a Special Use Permit and Design Review for temporary outdoor storage for semi-trailers. The proposed site is proposed to be paved and striped providing 88, 11' x 53' semi-trailer parking stalls. The temporary semi-trailer storage will be the primary use of the property and not accessory to an indoor primary use on the property as the primary use, a warehouse/distribution building under the same ownership, is located on a separate parcel adjacent to the South. Screened fencing is not provided along the right of way of Corporate Plaza Drive. The property is located at the end of Corporate Plaza Drive, a cul de sac that is only accessed by the adjacent industrial use under the same ownership. In addition, the use will be setback and buffered by a large landscape area being provided along the Corporate Plaza Drive frontage ranging in depth from 21 feet to 42+ feet.

A Waiver of Development Standards is requested to eliminate parking where seven (7) parking spaces are required for outdoor storage as there will be no demand for employee or customer parking. The site will be strictly utilized for semi-trailer parking. In addition, all of the adjacent sites are under the same ownership as the subject site and developed with existing warehouse/distribution uses as well as a similar outdoor storage area for semi-trailer parking area directly adjacent to the West. All on-site activities and access will be controlled by the existing warehouse facility adjacent to the South. In addition, a Waiver is required to reduce the ingress throat depth of the driveway to 47 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1. The site is located at the end of a cul de sac. The only traffic to the site will be for the semi-trailer storage. There will be no employee or customer traffic generated by the use.

John Vornsand, AICP

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0341-PN II, INC.:

VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-104-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of the existing right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-26-0033	Waivers of development standards and design review for a residential subdivision	Approved by BCC	March 2026
TM-26-500005	Tentative map for a residential subdivision	Approved by BCC	March 2026

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146**

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ~~TM-26-500083~~

VS-26-0341

8A

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

9855 Gilespe Street, Las Vegas

7/15/26

9855 Gilespe Street, Las Vegas

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)

7/21/26

7:00 PM

500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

-
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-

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

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

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

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100746

ASSESSOR PARCEL #(s): 177-07-104-003

PROPERTY ADDRESS/ CROSS STREETS: Anville and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

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

PROPERTY OWNER INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffle

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Anfill

ADDRESS: 1555 S. Rainbow Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2163

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Josh Milton

Property Owner (Print)

4/23/20

Date

764-A315-001

April 21, 2026

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

RE: *Arville and Warm Springs*
APN: 177-07-104-003 Approximately 3.90 Gross Acres
Request for Vacation

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

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

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

Cordially,



Wesley T. Petty, PE
Senior Vice President