



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespeie Street

Las Vegas, NV 89183

March 11, 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.

- III. Approval of Minutes for February 25, 2026. (For possible action)
- IV. Approval of the Agenda for March 11, 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)
 - Silverado Ranch Community Center Presents: Spring Speggtacular, Saturday, March 28, 2026, 3 pm – 6 p.m. at the Silverado Park, 9855 Gilespe St. Call 702-455-6811 for more information.
Check in at the park to receive your egg hunt wristband. Wristbands are limited and are first come, first served.

VI. Planning and Zoning

- 1. **TM-26-500020-DIAMANTE CANYON, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone. Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action) **03/17/26 PC**
- 2. **ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/nai/kh (For possible action) **04/07/26 PC**
- 3. **PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **04/07/26 PC**
- 4. **ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **04/07/26 PC**

5. **VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action) **04/07/26 PC**

6. **WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce back of curb radius; and **3)** allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

7. **TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**
TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

8. **WS-26-0076-LEE, NATHANIEL L & ROSITA MENDEGUARIN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Sterling Creek Street and south of Rock Stream Lane within Enterprise. JJ/tpd/kh (For possible action) **04/07/26 PC**

9. **VS-26-0102-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action) **04/08/26 BCC**

10. **WS-26-0101-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** waive Neighborhood Protection (RNP) Overlay standards; and **3)** waive off-site improvements.
DESIGN REVIEW for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

11. **TM-26-500026-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

12. **WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) full off-site improvements; and 2) Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**
13. **VS-26-0104-I I5 MOUNTAIN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/08/26 BCC**
14. **UC-26-0105-I I5 MOUNTAIN, LLC:**
USE PERMIT for public utility structures (utility poles; public utility buildings and structures, including an electric substation; and aboveground utility lines located outside the existing aboveground utility corridor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate and reduce street landscaping; 3) eliminate parking area landscaping; 4) reduce buffering and screening; 5) increase retaining wall height; 6) reduce gate setback; 7) increase the parking aisle length; 8) allow modified driveway standards; and 9) waive full off-site improvements.
DESIGN REVIEW for public utility structures, including a data center with electric substation and other ancillary structures; rerouted aboveground utility lines; and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**
15. **TM-26-500027-I I5 MOUNTAIN, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**
16. **ZC-26-0098-185 BCC, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gillespie Street within Enterprise (description on file). MN/rk (For possible action) **04/08/26 BCC**

17. **VS-26-0100-185 BCC, LLC:**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/bb/kh (For possible action) **04/08/26 BCC**

18. **UC-26-0099-185 BCC, LLC:**
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) vehicle maintenance and repair.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespe Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

19. **WS-26-0094-NGUYEN DUNG T & METZ DAVID:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

20. **ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action) **04/08/26 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: April 1, 2026.

X. Adjournment.

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



Enterprise Town Advisory Board

February 25, 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 6:05 p.m.

Dane Detommaso, 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.

A citizen opposed item #24 WS-26-0060-COUNTY OF CLARK (AVIATION). Concerned over the request for reduced setbacks in an equestrian neighborhood and that increased development may have an impact.

III. Approval of Minutes for February 11, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 11, 2026.

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

IV. Approval of Agenda for February 25, 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:

1. PA-26-700001-ZHENG DA, LLC:
2. ZC-26-0038-ZHENG DA, LLC:
3. UC-26-0039-ZHENG DA, LLC:
4. VS-26-0037-ZHENG DA, LLC:

5. PA-26-700002-REGIONAL MARYLAND, LLC:
6. ZC-26-0043-REGIONAL MARYLAND, LLC:
7. VS-26-0044-REGIONAL MARYLAND, LLC:
8. WS-26-0045-REGIONAL MARYLAND, LLC:
9. PUD-26-0046-REGIONAL MARYLAND, LLC:
10. TM-26-500010-REGIONAL MARYLAND, LLC:

11. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
12. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
13. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
14. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
15. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

16. VS-26-0066-MAVERIK INC:
17. UC-26-0065-MAVERIK INC:

20. WS-26-0033-COUNTY OF CLARK (AVIATION):
21. TM-26-500005-COUNTY OF CLARK (AVIATION):

22. WS-26-0061-COUNTY OF CLARK (AVIATION):
23. TM-26-500012-COUNTY OF CLARK (AVIATION)

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-26-700001-ZHENG DA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action) **03/17/26 PC**

Motion by David Chestnut

Action: **DENY**

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

2. **ZC-26-0038-ZHENG DA, LLC:**
ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action) **03/17/26 PC**

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

3. **UC-26-0039-ZHENG DA, LLC:**
USE PERMIT for outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce street landscaping; **3)** reduce buffering and screening; **4)** modified residential adjacency standards; and **5)** alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action) **03/17/26 PC**

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

4. **VS-26-0037-ZHENG DA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action) **03/17/26 PC**

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

5. **PA-26-700002-REGIONAL MARYLAND, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action) **03/17/26 PC**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. **WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) reduce street landscaping; and 5) reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**

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

15. **TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**

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

16. **VS-26-0066-MAVERIK INC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **03/17/26 PC**

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

17. **UC-26-0065-MAVERIK INC:**
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action) **03/17/26 PC**

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

18. **WS-26-0064-LINDQUIST, PAUL & KAREN REVOCABLE TRUST & LINDQUIST, PAUL A. & KAREN TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduced building separation for accessory structures in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Schirlls Street and north of Badura Avenue within Enterprise. MN/rp/cv (For possible action) **03/17/26 PC**

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

19. **SDR-26-0067-LV BLUE RAINBOW, LLC:**
SIGN DESIGN REVIEWS for the following: 1) proposed wall signs; and 2) modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue (alignment) within Enterprise. JJ/dd/cv (For possible action) **03/18/26 BCC**

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

20. **WS-26-0033-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action) **03/18/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1 on lots 1 and 2 only

DENY: Waivers of Development Standards #2

APPROVE: Waivers of Development Standards #3

DENY: Design Review.

ADD Comprehensive Planning condition:

- Single story homes adjacent to established single story homes

ADD Public Works - Development Review conditions

- Arville St and W Mardon Ave to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Arville St and W Mardon Ave.

Per staff if approved conditions

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

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

Motion by David Chestnut

Action: **APPROVE:** Tentative Map

ADD Public Works - Development Review conditions

- Arville St and W Mardon Ave to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Arville St and W Mardon Ave.

Per staff if approved conditions

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

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

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1 limited to 50% of the lots

DENY: Waivers of Development Standards #s 2, 3, and 4

APPROVE: Waivers of Development Standards #5

APPROVE: Design Review.

ADD Comprehensive Planning condition:

- Single story homes adjacent to established single story homes

Per staff if approved conditions

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

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

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

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

Action: **APPROVE:** Waivers of Development Standards #1 limited to 50% of the lots
DENY: Waivers of Development Standards #s 2
APPROVE: Waivers of Development Standards #3
APPROVE: Design Review
ADD Comprehensive Planning condition

- Single story homes adjacent to established single story homes.
- Provide an advisory regarding allowed animals in a RNP neighborhood

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

VII. General Business:

1. None

VIII. Public Comment:

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

A constituent asked how this development will affect septic.

IX. Next Meeting Date

The next regular meeting will be March 11, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:39 p.m.

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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500020-DIAMANTE CANYON, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone.

Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:
 176-19-201-035

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.12
- Project Type: 1 commercial lot
- Number of Lots: 1

The proposed tentative map shows a parcel located south of Blue Diamond Road and west of Grand Canyon Drive. The plan depicts an existing commercial development with access from existing driveways along the north and east property lines. Existing structures on the site shall remain.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0208	Vacation and abandonment of patent easement - recorded	Approved by PC	July 2024
ADET-23-900663 (UC-21-0567)	First extension of time of a use permit for a convenience store, gas station, vehicle wash, and restaurant	Approved by ZA	January 2024
UC-21-0567	Use permit for a convenience store, gas station, vehicle wash, and restaurant	Approved by PC	January 2022
UC-0957-06	Use permit for power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-2 & RS 3.3	Single-family residences & public right-of-way
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the previous land use applications on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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

- No comment.

Building Department - Addressing

- The street shown as Oletta Avenue shall be spelled Oleta Avenue.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMANTE CANYON, LLC

CONTACT: JOHN HAMILTON, JOHN R. HAMILTON, INC., 3945 PEBBLE CREEK AVENUE, LAS VEGAS, NV 89147

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 26-100121

1A

ASSESSOR PARCEL #(s): 176-19-201-035

PROPERTY ADDRESS/ CROSS STREETS: SOUTHWEST CORNER OF BLUE DIAMOND ROAD / GRAND CANYON DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

THIS PROJECT SITE AND OFFSITE IMPROVEMENTS HAVE ALREADY BEEN DEVELOPED PER THE CIVIL IMPROVEMENT PLANS ON FILE FOR THE PROJECT IDENTIFIED AS PW23-10306 FOR GVG @ GRAND CANYON & BLUE DIAMOND. THE SITE IS IDENTIFIED AS PARCEL 1 IN FILE 131 PAGE 26 OF PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA M.D.M -- APN 176-19-201-035, WHICH THE PARCEL MAP WAS RECORDED ON DECEMBER 12, 2024. THE PROPERTY OWNER WOULD LIKE TO FURTHER SUBDIVIDE THIS PARCEL TO REQUIRE A COMMERCIAL SUBDIVISION MAP.

PROPERTY OWNER INFORMATION

NAME: DIAMANTE CANYON LLC

ADDRESS: 11521 REGAL ROCK PLACE

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89138

TELEPHONE: 702-768-2222

CELL 702-768-2222

APPLICANT INFORMATION (information must match online application)

NAME: DIAMANTE CANYON LLC --- ATTN: SCOTT SCHROEDER ---- SBSREALTY@LIVE.COM

ADDRESS: 11521 REGAL ROCK PLACE

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89138

TELEPHONE: 702-768-2222

CELL 702-768-2222

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JOHN R. HAMILTON ENTERPRISES, INC. ---- ATTN: JOHN R. HAMILTON, P.E. ---- JOHN@JRHAMILTONENTERPRISES.COM

ADDRESS: 3945 PEBBLE CREEK AVENUE

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89147

TELEPHONE: 702-580-3658

CELL 702-580-3658

ACCELA REFERENCE CONTACT ID # JOHN@JRHAMILTONENTERPRISES.COM

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

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

[Signature]
Property Owner (Signature)*

Scott Schroeder
Property Owner (Print)

2/3/26
Date

Fw: EAR TM-26-500020

From Joelene Isfalt <Joelene.Isfalt@ClarkCountyNV.gov>

Date Wed 2/18/2026 3:07 PM

To CPAdmin <CPAdmin@clarkcountynv.gov>

Cc CPAPMs <CPAPMs@ClarkCountyNV.gov>

Hello,

Please include this email to 26-500020.

Thank you,



Joelene Isfalt | Planner

[Clark County](#) | [Comprehensive Planning](#)

Monday – Thursday 7:00 AM – 5:30 PM

500 Grand Central Parkway – 1st Floor

Las Vegas, Nevada 89155

702-455-5016

From: Wallace Evans <Wallace.Evans@ClarkCountyNV.gov>

Sent: Wednesday, February 18, 2026 12:44 PM

To: Joelene Isfalt <Joelene.Isfalt@ClarkCountyNV.gov>

Cc: Jennifer Lipkin <LIPKIN@ClarkCountyNV.gov>; Ted Lendis <Lendis@ClarkCountyNV.gov>

Subject: EAR TM-26-500020

Dear Jolene Isfalt,

The Department of Environment and Sustainability (DES), Division of Air Quality (DAQ) has reviewed the documentation associated with TM-26-500020 in support of a commercial lot rezoning, APN # 176-19-201-035, located at Blue Diamond Blvd. and Grand Canyon Street. This email provides DAQ's assessment of the proposed project's conformity with Clark County Air Quality Regulations (AQRs).

DAQ determines that this action should have no significant impact to ambient air quality if the project complies with air quality rules. The project is located on approximately 2.12 acres in Hydrographic Area 212 in the Las Vegas Valley which is designated by EPA as a maintenance area for the National Ambient Air Quality Standards for PM₁₀ and CO and a nonattainment area for ozone. PM₁₀ is the pollutant primarily associated with construction activities and there are several provisions of the AQRs that regulate proposed construction within the County. In particular, Section 94 of the AQRs. This rule requires a Dust Control Operating Permit (DCOP) be obtained prior to: (i) soil disturbing or construction activities impacting 0.25 acres or greater in overall area, (ii) mechanized trenching of 100 feet or more in length, or (iii) mechanical demolition of any structure 1,000 square feet or greater in area.

Construction activities include, but are not limited to, the following practices: (i) land clearing, (ii) soil and rock excavation or removal, (iii) soil or rock hauling, (iv) soil or rock crushing or

screening, (v) initial landscaping, (vi) establishing and/or using staging areas, parking areas, material storage areas, or access routes to or from a construction site.

A construction project of ten (10) acres or greater, trenching activities of one mile or greater, or structure demolition using implosive or explosive blasting techniques must include a detailed supplement to the DCOP Dust Mitigation Plan. The supplement must be in the form of a written report and must, at minimum, provide a project description, the area and schedule of the phases of land disturbance, and the control measures and the contingency measures to be used for all construction activities.

Any construction project of fifty (50) acres or more of actively disturbed soil must have in place an individual designated as the Dust Control Monitor to ensure that dust control measures are implemented, pursuant to the provisions of AQR 94.8.

In addition, Section 12.1 through 12.5, and 12.11 of the AQRs require the issuance of a stationary source permit for any applicable source located in Clark County that has a potential to emit a regulated pollutant that is equal to or greater than the thresholds listed in those sections. Various mechanical equipment (e.g., backup generators, boilers, cooling towers) and processes (e.g., gasoline dispensing, aggregate loading, surface coating) may constitute "emissions units" and trigger air quality stationary source permitting in accordance with the aforementioned AQRs. Therefore, stationary source permits should be obtained before commencing construction (i.e., putting into place, or otherwise implementing operation) of any emissions unit.

For more detailed information, select the link below to review:

- Section 92 (Fugitive Dust Control Requirements for Unpaved Parking Lots and Storage Areas)
- Section 94 (Permitting and Dust Control for Construction and Temporary Commercial Activities and Fugitive Dust Control at Stationary Sources)

- Section 12.1 (Permit Requirements for Minor Source)
- Section 12.2 (Permit Requirements for Major Sources in Attainment Areas (Prevention of Significant Deterioration))
- Section 12.3 (Permit Requirements for Major Sources in Nonattainment Areas)
- Section 12.4 (Authority to Construct Application and Permit Requirements for Part 70 Sources)
- Section 12.5 (Part 70 Operating Permit Requirements)
- Section 12.11 (General Permits for Minor Stationary Sources)

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/division_of_air_quality/rules_regulations/current_aq_rules.php

If you have any questions or need further assistance determining whether an air quality permit is required, please contact a Small Business Assistance Program (SBAP) specialist at AQSBAP@ClarkCountyNV.gov or (702) 455-1660.

Respectfully,

Wally Evans

Senior Air Quality Specialist
Small Business Assistance Program

702-455-4728 – Direct Line
725-287-2823 - Cell
702-455-5942 – Main Office
702-383-9994 - Fax

Email: Wallace.Evans@ClarkCountyNV.gov

Web Link: [Clark County, NV \(clarkcountynv.gov\)](http://ClarkCounty.NV(clarkcountynv.gov))

NOTE: Clark County DES Business Hours: M-Th 7:30 am to 5:30 pm, closed on Fridays.



small business
assistance
PROGRAM

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:

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

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

RELATED INFORMATION:

APN:

177-33-304-005

WAIVER OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

Landscaping

No landscaping is proposed with this request.

Elevations

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

Previous Conditions of Approval

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

Comprehensive Planning

- 6 months to complete the building permit and inspection process.
- Applicant is advised that the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) - Engineering

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

Applicant's Justification

The applicant is requesting their first extension for the completion so they may continue working towards completing their building permit BD25-10499.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0881	Waiver of development standards for fences and walls	Approved by PC	September 2024
AV-23-900432	Minor deviation for an accessory apartment	Approved by ZA	September 2023
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-32155 is a code enforcement violation for building without a permit.

CE24-28809 is a code enforcement violation for operating a short term rental.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff has confirmed that an active building permit (BD25-10499) is currently in place. However, records indicate that no progress has been documented since March 2025. Given the circumstances, staff can support approval of this initial time extension. However, staff may be unable to support any subsequent extension requests if substantial progress is not demonstrated.

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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: UNITED PACIFIC CONSTRUCTION

CONTACT: PETER PICARRA, 1450 W. HORIZON RIDGE PARKWAY, B304 #132,
HENDERSON, NV 89012

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400007 (WS-23-0881)

2A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/07/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. Time: 9:00 AM~~

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

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

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

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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 12/31/2025

Department of Comprehensive Planning

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

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

Page 2 of 4



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-33-304-005

PROPERTY ADDRESS/ CROSS STREETS: 120 Charatan Avenue / E. Charatan & S. Haven St.

DETAILED SUMMARY PROJECT DESCRIPTION

Reference: WS-23-0881 Request for extension.

PROPERTY OWNER INFORMATION

NAME: Theresa Stoltman
 ADDRESS: 120 Charatan Avenue
 CITY: ~~Henderson~~ Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: _____ CELL 702 460 1579 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Peter Picarra (Contractor)
 ADDRESS: 1450 W. Horizon Ridge Pkwy
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
 TELEPHONE: 702 506 4733 CELL 702 506 4733 EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Peter Picarra
 ADDRESS: 1450 W. Horizon Ridge Pkwy
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
 TELEPHONE: 702 506 4733 CELL 702 506 4733 EMAIL: [REDACTED]

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

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

[Signature] Theresa Stoltman 6-17-25
 Property Owner (Signature) Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEEs

TAB/CAC LOCATION

DATE

To: Department Of Comprehensive Planning
500 South Grand Central Park Way
Las Vegas, Nevada, 89155

Re: **Justification Letter (WS-23-0881)**

To Whom It May Concern:

We are requesting our 1st extension to complete our permit process. What has been done prior to our application was we had already submitted plans and applied for permit. (BD25-10499) Building department put us on hold and has requested us to pay approx.; \$8,000.00 on violations which the owner can't afford as of medical issues. What we found out according to Code enforcement officer is we don't have to pay the fines just yet and it shouldn't have affect our permitting process. Please approve our request our extension.

Thank you.

x *Peter Picarra*
(Peter Picarra) Contractor

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Compact Neighborhood (CN) land use category is appropriate since the area has been transitioning from an undeveloped and low-density residential area to a variety of residential and commercial uses. The Compact Neighborhood (CN) land use category will be far less intense than the existing Neighborhood Commercial (NC) land use category on the site which is preferable for the existing residential communities to the east, west, and south of the site. With the proposed removal of the Neighborhood Commercial (NC) land use category from the site, there is still plenty of commercial uses along Blue Diamond Road to serve the area. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
ZC-26-0086	A zone change to reclassify the site from H-2 to RS3.3 is a companion item on this agenda.
WS-26-0088	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. Although the adjacent properties to the east, south, and west are planned for Mid-Intensity Suburban Neighborhood (MN) uses, the zoning for the properties to the east and south are RS2 and the properties to the west are RM18 which are conforming zoning categories to the Compact Neighborhood (CN) land use category. Furthermore, designating the site for a residential land use category would have less of an impact on the adjacent residential developed properties to the east, south, and west than the existing commercial land use category. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

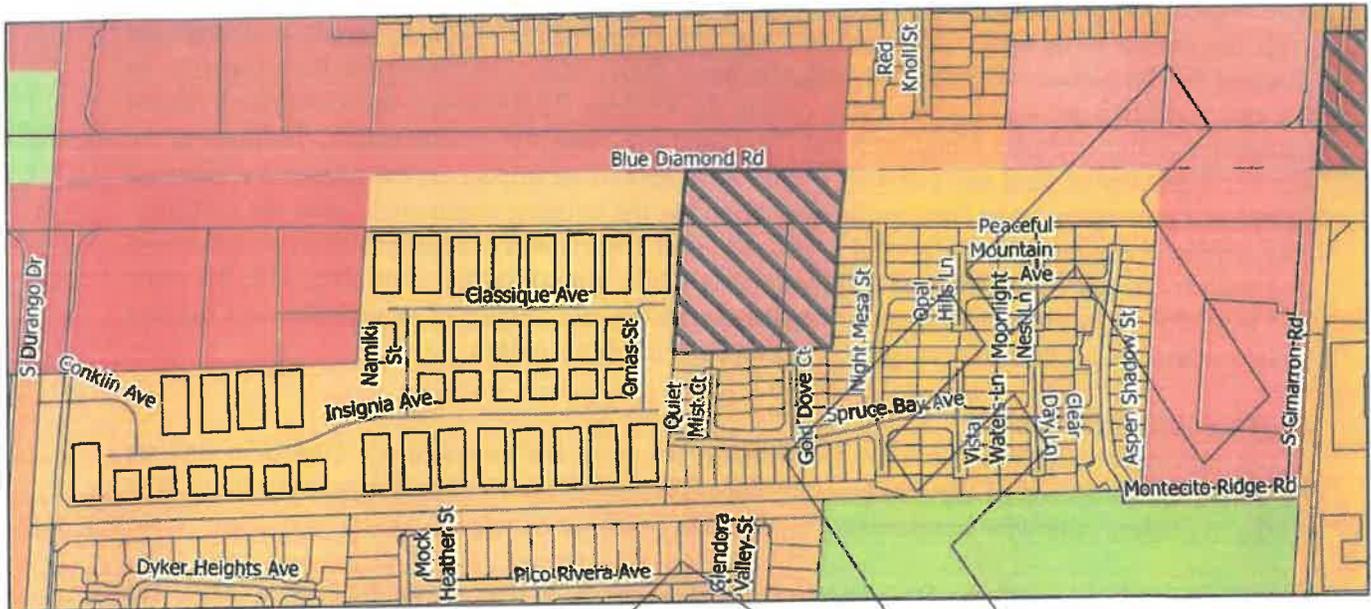
PROTEST:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

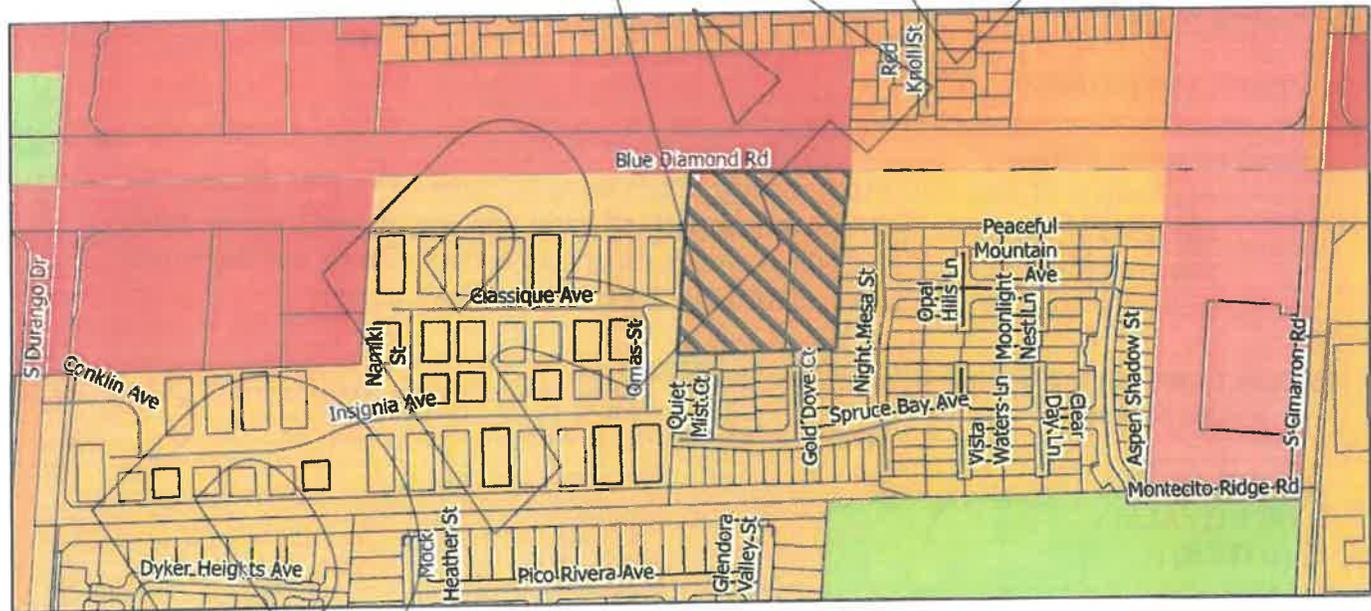
CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700007

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Enterprise Clark County, Nevada

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





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700007 ZC-26-0086 TM-26-500025 VS-26-0087 WS-26-0088

3A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/07/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101798
 ASSESSOR PARCEL #(s): 176-21-201-016 and 176-21-201-017
 PROPERTY ADDRESS/ CROSS STREETS: South of Blue Diamond Road, West of Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan amendment, zone change, design review, waivers, tentative map for single family residential development

PROPERTY OWNER INFORMATION

NAME: The Peaceful Sundays Trust
 ADDRESS: 12 Haig Point Court
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Holden Development Company, LLC
 ADDRESS: 10161 Park Run Drive, Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-580-4700 CELL 702-580-4700 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 850
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 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.

W. Haabuy
Property Owner (Signature)*

William L GRAHAM, JR
Property Owner (Print) TRUSTEE

12-23-2025
Date

October 28, 2025

VIA EMAIL

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

Re: *Justification Letter – Master Plan Amendment*

(APNs: 176-21-201-016 and -017)

To Whom It May Concern:

This firm represents Holden Development, LLC (the “Applicant”) as it relates 2.05 acres located south of Blue Diamond Road and west of Cimarron Road, more particularly described as Assessor’s Parcel Number 176-21-201-016 and -017 (the “Site”). This is a request for a Master Plan Amendment. Separate applications for a Zone Change, Design Review and Vacation are submitted concurrently herewith.

The Site is currently planned Neighborhood Commercial (NC) and zoned General Highway Frontage (H-2). To the north across Blue Diamond Road is vacant land approved for commercial; it is planned Corridor Mixed-Use (CM) and zoned CG. To the east and south is single-family residential, planned Mid-Intensity Suburban Neighborhood (MN) and zoned Residential Single Family 2 (RS2). To the west is a condominium community, planned MN and zoned Residential Multifamily 18 (RM18).

Master Plan Amendment:

The Site currently has a master plan designation of NC. The request for a master plan amendment to Compact Neighborhood (CN) is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along busy Blue Diamond Road – a 100-foot major arterial highway. CN is appropriate as the area has undergone a change in trend from what was once undeveloped and low-density residential area to a variety of residential and commercial uses.

The parcels to the east and south are developed with single-family residential zoning (RS2). The parcel to the north, across Blue Diamond Road is zoned and already approved commercial. CN supports the proposed single-family detached homes here. CN is also an appropriate transition for the area and will be far less intense than the existing commercial master plan designation on the Site which is preferable for the existing residential communities to the east, west and south of

the Site. Further, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

A change of the land use plan to CN satisfies the requirements set forth in Title 30:

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

The Site is currently master planned NC along Blue Diamond Road, a land use designation which generally supports a mix of retail, restaurants, offices, commercial, other professional services and residential uses. Whereas the Applicant is requesting an amendment to CN, which supports single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes, up to a density of 18 units/acre. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

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

The Site is located along Blue Diamond Road. The proposed master plan amendment to CN meets the Master Plan Goal in that it provides a lower intensity use along Blue Diamond that will be directly adjacent to the existing single and multi-family residentials to the west, south and east. Near the intersection of Blue Diamond and Cimarron is existing retail and restaurant options for residents so the proposed request will not remove any needed commercial space. The same can be said further east on Blue Diamond closer to Durango Drive. There is existing commercial in the area ready to service the existing and incoming residential development such as here. The location of this proposed development will allow future residents to easily access these commercial services using vehicle, public transit, bicycle, and by foot.

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

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

There is a change in trend occurring in the area, from what was once a low-density residential area, to medium and higher density residential uses and various commercial uses. A commercial use on the Site would be far more impactful to the existing residential adjacent to the west, south and east. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

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

Due to the location along Blue Diamond Road and adjacent uses, the Site is ideal for an infill residential development. Additional commercial on this Site would create higher traffic, light, and noise, negatively impacting the adjacent residential. Additionally, the proposed project will assist with addressing the valley-wide housing crisis by providing alternative housing options for the area.

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

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- **Policy 1.1.1 and Policy 1.3.2 – Encourages diverse housing types at varies densities and in numerous locations.** Here, the proposed amendment would add to the already existing mix of residential uses and density in the immediate area, including commercial, high, medium, and low-density developments.
- **Policy 1.1.2 – Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure and other services.** Here, the Site fronts onto Blue Diamond Road, a heavily travelled major arterial, with existing bus stop locations. Additionally, there will be a future commercial development to the north of the Site and various commercial developments father east and east along Blue Diamond
- **Policy 1.4.5 – Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood.** Here, the proposed amendment will provide a lower intensity residential use as opposed to various types of high intensity commercial uses that will negatively impact the existing residential in the area. The additional proposed 18 single-family detached homes is an appropriate buffer from Blue Diamond Road.

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

The proposed master plan amendment to CN will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is a mix of similar mid-density residential and commercial uses along Blue Diamond Road. The Site is currently master planned NC, which generally support a mix of retail, restaurants, offices, commercial, and other professional services. The proposed master plan amendment to CN will allow for a less intensive residential use, which will result in less traffic than the current master plan designations. Additionally, any approval will be conditioned upon a traffic study. Therefore, the proposed amendment and conforming zone change to RS3.3 will not have a negative effect on adjacent properties or on transportation services and facilities.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for commercial uses. Therefore, the CN will be less intense overall and will not create a negative impact to service in the area.

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

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

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Elisabeth E. Olson', written in a cursive style.

Elisabeth E. Olson

EEO/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ON CHA TRS:

ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the area has been transitioning from an undeveloped and low-density residential area to a variety of residential and commercial uses. The request for RS3.3 zoning will help add to the mix of residential uses in the area. RS3.3 zoning will be far less intense than the commercial uses that could be allowed with the existing H-2 zoning and Neighborhood Commercial (NC) land use category on the site. Residential zoning would be preferable for the existing residential communities to the east, west, and south of the site. Furthermore, H-2 zoning is no longer a valid zoning category with the recent update to the Title 30 Development Code.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0088	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for RS3.3 zoning is compatible with the surrounding area as the adjacent properties to the east, south, and west are also zoned residential. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0323-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): PA-26-700007 ZC-26-0086 TM-26-500025 VS-26-0087 WS-26-0088

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/07/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
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LOWER KYLE CANYON

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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

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Sandy Valley Community Center
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Searchlight Community Center
200 Michael Wendell Way, Searchlight

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101798
 ASSESSOR PARCEL #(s): 176-21-201-016 and 176-21-201-017
 PROPERTY ADDRESS/ CROSS STREETS: South of Blue Diamond Road, West of Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan amendment, zone change, design review, waivers, tentative map for single family residential development

PROPERTY OWNER INFORMATION

NAME: The Peaceful Sundays Trust
 ADDRESS: 12 Haig Point Court
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Holden Development Company, LLC
 ADDRESS: 10161 Park Run Drive, Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-580-4700 CELL 702-580-4700 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 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.

W. Graham
Property Owner (Signature)*

William L GRAHAM, JR
Property Owner (Print) TRUSTEE

12-23-2025
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation of 33 foot wide government patent easements. The easements are no longer needed for right-of-way and utility purposes and the vacation is necessary to facilitate development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0086	A zone change to reclassify the site from H-2 zoning to RS3.3 zoning is a companion item on this agenda.
WS-26-0088	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners for final action on May 6, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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 when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): PA-26-700007 ZC-26-0086 TM-26-500025 VS-26-0087 WS-26-0088

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/07/26 Time: 7:00 PM

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

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/06/26 Time: 9:00 AM

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Leslie Mujica	(702) 455-3113*	Justin Jones	F
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

Page 2 of 4



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101798
 ASSESSOR PARCEL #(s): 178-21-201-016 and 176-21-201-017
 PROPERTY ADDRESS/ CROSS STREETS: South of Blue Diamond Road, West of Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan amendment, zone change, design review, waivers, tentative map for single family residential development

PROPERTY OWNER INFORMATION

NAME: The Peaceful Sundays Trust
 ADDRESS: 12 Haig Point Court
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Holden Development Company, LLC
 ADDRESS: 10161 Park Run Drive, Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-580-4700 CELL 702-580-4700 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 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.

W. Graham
Property Owner (Signature)*

William L. GRAHAM, JR
Property Owner (Print) TRUSTEE

12-23-2025
Date

December 10, 2025

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

**Re: Blue Diamond & Cimarron West
APN: 176-21-201-016 & 176-21-201-017
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Holden Development Company LLC, is respectfully submitting justification for the vacation of a patent easement.

Patent Easement Vacations

This request is to vacate 33-foot-wide portions of patent easement located along the south, west, property boundaries of APN: 176-21-201-016 and a 33-foot-wide portion of patent easement located on the east property boundaries of APN: 176-21-201-017.

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

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

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

Sincerely,



Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce back of curb radius; and 3) allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed retaining wall height along the east boundary of the site to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. Reduce the back of curb radius for Lot 18 to 15 feet where a minimum radius of 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 25% reduction).
3.
 - a. Reduce the separation for Lot 18 for a driveway to the back of curb radius for a street intersection to 3 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).
 - b. Reduce the separation for Lot 1 for a driveway to the back of curb radius for a street intersection to 7 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).
 - c. Reduce the separation for Lot 10 a driveway to the back of curb radius for a street intersection to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Project Type: Single-family residential development
- Number of Lots: 18

- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 3,325/4,758
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052 to 2,300

Site Plan

Access to the proposed single-family residential development is granted via a 38 foot wide, north/south private street (Townley Drive) that connects to Blue Diamond Road. A 38 foot wide east/west private street (Daleford Court) connects to Townley Drive. Daleford Court terminates as a hammerhead at the western boundary of the subdivision, adjacent to Lots 12 through 15. All of the proposed lots face internally toward the private streets.

Landscaping

The plans depict a street landscape area measuring 10 feet in width along the northern boundary of the site, adjacent to Blue Diamond Road. The street landscape area consists of large trees, shrubs, and ground cover per the requirements of Title 30.

Elevations

The plans depict 2 story model homes with a maximum height up to 26 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and stone veneer accents.

Floor Plans

The model residences measure between 2,052 to 2,300 square feet in area and feature a great room, kitchen, loft, multiple bedrooms and bathrooms. All models feature a 2 car garage.

Applicant's Justification

The reduction for the reduced driveway separation to curb return for Lot 1 is located on the egress side of the intersection creating minimal issue with ingress vehicles. As for Lot 10, this is located on a stub street with 6 other lots resulting in minimal traffic flow. The plans show that Lot 18, located on hammerhead with only 8 lots may have low traffic speed and minimal frequency. Furthermore, low traffic volume will be passing through the curb return of Lot 1 due to only 8 lots located beyond that point. The applicant requests a reduced curb return radius to accommodate the proposed 2 car driveway for Lot 18 and a low volume of traffic will be passing through the curb return since there are only 8 lots located beyond that point. This is internal to subdivision and front yard visibility should aid in seeing vehicle movements. The increase in retaining wall height along the east property line is necessary so that the site maintains adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Undeveloped

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS2	Single-family residential
West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0086	A zone change to reclassify the site from H-2 zoning to RS3.3 zoning is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Waivers of Development Standards**

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

Waiver of Development Standards #1

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage design needs of the proposed subdivision. The increase to the retaining wall height is minor in nature and should not have an adverse or negative impact on the adjacent single-family residential development. However, since staff is not supporting the related design review and tentative map requests; therefore, staff recommends denial of this waiver

Design Review

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

Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. Four-sided architecture is provided and is harmonious with the existing development to the south and east. However, since staff is not supporting the related tentative map, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the back of curb radius (BCR) for Lot 18. With smaller turning radius, motorists will need to make tighter turns around spandrels, increasing the chance of collisions with pedestrians or vehicles on the other side of the spandrels.

Waiver of Development Standards #3

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lots 1, 10, and 18. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Furthermore, access to the subdivision will come from Blue Diamond Road which is an arterial street that accommodates a high volume of highway traffic. Compliance with the standard is of utmost importance to ensure that motorists and pedestrians are safe within the subdivision.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Lot 18 to meet the minimum requirements for back of curb radius and distance from back of curb radius to residential driveway;
- Sidewalk to be constructed along Blue Diamond Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0323-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135**



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

APPLICATION NUMBER(s): PA-26-700007 ZC-26-0086 TM-26-500025 VS-26-0087 WS-26-0088

6A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. 04/07/26 Time: 7:00 PM

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

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

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 05/06/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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190 W. Virgin Street, Bunkerville

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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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INDIAN SPRINGS

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101798
 ASSESSOR PARCEL #(s): 176-21-201-016 and 176-21-201-017
 PROPERTY ADDRESS/ CROSS STREETS: South of Blue Diamond Road, West of Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan amendment, zone change, design review, waivers, tentative map for single family residential development

PROPERTY OWNER INFORMATION

NAME: The Peaceful Sundays Trust
 ADDRESS: 12 Haig Point Court
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Holden Development Company, LLC
 ADDRESS: 10161 Park Run Drive, Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-580-4700 CELL 702-580-4700 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 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.

W. Graham
Property Owner (Signature)*

William L GRAHAM, JR
Property Owner (Print) TRUSTEE

12-23-2025
Date

February 12, 2026

VIA ELECTRONIC UPLOAD

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

Re: Justification Letter – Design Review and Waivers of Development Standards

APN: 176-21-201-016 and -017

To Whom It May Concern:

This firm represents Holden Development, LLC (the “Applicant”) as it relates 2.05 gross acres located south of Blue Diamond Road and west of Cimarron Road, more particularly described as Assessor’s Parcel Number 176-21-201-016 and -017 (the “Site”). This is a request for a Design Review of an 18 single-family detached homes. Separate applications for a Master Plan Amendment, Zone Change, Tentative Map and Vacation are submitted concurrently herewith.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	General Highway Frontage District (H-2)
North (In Process)	CM (Corridor Mixed Use density- allows less than 18 du/ac)	Commercial General (CG)
South (Developed)	MN (Mid Intensity Suburban Neighborhood- up to 8 du/ac)	Residential Single-Family 2 (RS2)
East (Developed)	MN (Mid Intensity Suburban Neighborhood up to 8 du/ac)	Residential Single-Family 2 (RS2)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Multi-Family 18 (RM18)

Proposed Single-Family Residential Subdivision

The subject site is 2.05 gross acres and located south of Blue Diamond Road and approximately 980 feet west of Cimarron Road. A Tentative Map is requested to allow for the development of a 18-lot single-family residential subdivision with a density of 8.78 dwelling units per acre. The lots range in size from 3,363 square feet to 4,758 square feet, with an average lot size of 3,762 square feet. The site is currently zoned H-2 (Highway Frontage). The houses will be 2-story comprised of a mix of 3-to-5-bedroom floorplans with a 2-car garage. The maximum height of the proposed homes is approximately 25'-9".

Blue Diamond Road is an NDOT right-of-way and will not receive full off-site improvements including curb, gutter, attached/ detached sidewalk, paving, and streetlights. Lots 1-18 will be accessed via a 42-foot-wide private street 38 feet wide curb to curb with 4-foot-wide sidewalk that terminates in a hammerhead and a stub street. A 10-foot landscape buffer will be provided along Blue Diamond Road.

Waivers of Development Standards

Waiver of Development Standards #1 – Reduce Driveway Separation to Curb Return

This request is to allow for a minimum 3-foot separation from a driveway for lot 18, a 7.1-foot separation from driveway for lot 1 and a 4.5-foot separation from driveway for lot 10 where a curb return requires a 12-foot minimum per the Uniform Standard Drawing 222. To accommodate the proposed two-car driveways, we are requesting that lot 18 have a separation of 3 feet and lot 1 have a separation of 7.18 feet and lot 10 have a separation of 4.52 feet. The request for reduction from code required 12 feet is on 3 lots: 1, 10, and 18. Lot 1 is reduced to 7.18 feet, it is located on the egress side of the intersection creating minimal issue with ingress vehicles. Lot 10 is reduced to 4.52 feet, it is located on a stub street with 6 other lots resulting in minimal traffic flow. Lot 18 is reduced to 3 feet, located on hammerhead with only 8 lot low traffic speed and minimal frequency. Low traffic volume will be passing through the curb return of lot 1 due to only 8 lots located beyond that point 11 lots located beyond lot 1 and 6 lots adjacent to lot 10.

Waiver of Development Standards #2 – Reduction to Radius

This request is to allow for a minimum 15-foot radius where a 20-foot minimum is required per the Uniform Standard Drawing 222. This is to the lot 18. To accommodate the proposed two-car driveway we are requesting that the radius be 15 feet. Low traffic volume will be passing through the curb return since there are only 8 lots located beyond that point. It is internal to subdivision and front yard visibility should aid in seeing vehicle movements.,

Waiver of Development Standards #3 – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4 -foot-high retaining wall along the entire east property boundary of the project, we are asking for a 4- foot retaining wall for the east side where 3 is allowed. The Cross Sections show 3.6 feet on cross section A, but we are asking more as a buffer. This is only a 25% deviation from code. The increase in height is necessary so that the site maintains Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Waiver of Development Standards #4– Increased Fill

The Applicant requests an additional waiver to allow more than three feet of fill within the minimum of five feet from a shared property line subject to section 30.04.06 for *Residential Adjacency*. On the eastern end of the Site, there will be approximately 3.5 feet of fill at the 5-foot setback line. This is merely a minor increase above code limitations (+0.5 feet) which will not negatively impact the adjacent properties.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Project Type: Single-family residential development
- Number of Lots: 18
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 3,325/4,758

Project Description

Access to the proposed single-family residential development is granted via a 38 foot wide, north/south private street (Townley Drive) that connects to Blue Diamond Road. A 38 foot wide east/west private street (Daleford Court) connects to Townley Drive. Daleford Court terminates as a hammerhead at the western boundary of the subdivision, adjacent to Lots 12 through 15. All of the proposed lots face internally toward the private streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0086	A zone change to reclassify the site from H-2 zoning to RS3.3 zoning is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
WS-26-0088	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development and the applicant did not provide sufficient justification for not including a radius cul-de-sac. The subdivision can be redesigned utilizing a cul-de-sac bulb in lieu of the hammerhead design. Furthermore, since staff is not supporting the accompanying waivers of development standards for increased retaining wall height, reduced back of curb radius, and to allow modified driveway design standards, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property

included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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- Drainage study and compliance;
- Traffic study and compliance;
- Lot 18 to meet the minimum requirements for back of curb radius and distance from back of curb radius to residential driveway;
- Sidewalk to be constructed along Blue Diamond Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street suffixes shall be spelled out.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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APPROVALS:

PROTESTS:

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



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IMPORTANT INFORMATION ON MANDATORY MEETINGS

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Revised 1/7/25

Department of Comprehensive Planning

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 TELEPHONE: 702-580-4700 CELL 702-580-4700 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-792-7000 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.

W. Graham
Property Owner (Signature)*

William L GRAHAM, JR
Property Owner (Print) TRUSTEE

12-23-2025
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0076-LEE, NATHANIEL L & ROSITA MENDEGUARIN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Sterling Creek Street and south of Rock Stream Lane within Enterprise. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

176-26-812-020

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet where 15 feet is required per Section 30.02.07 (a 33% reduction).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6311 Rock Stream Lane
- Site Acreage: 0.10
- Project Type: Reduced setback
- Square Feet: 351 (proposed addition)/2,632(existing residence)
- Building Height (feet): 9 (proposed addition)

Site Plan

The plan depicts an existing single-family residence with access provided via Rock Stream Lane to the north. There is an existing patio cover on the south side of the residence that will be modified. A portion of the patio cover will be removed and left open while the remaining portion of the patio cover will be enclosed. This proposed addition requires a 15 foot rear setback where 10 feet is proposed from the south property line, 5 feet from the west property line, and 15 feet from the east property line.

Landscaping

There is no landscaping being proposed or required with this request.

Elevations

The elevation plan depicts a proposed addition that will be 9 feet in height. It will consist of bronze siding with fixed windows on the south, east, and west sides. Swing doors on the east and west sides of the addition will provide access to the newly enclosed addition.

Floor Plans

The floor plan depicts a proposed addition that will be 351 square feet. The addition will have an open floor layout.

Applicant's Justification

The applicant states they would like to construct an attached four seasons patio enclosure in the rear yard. Due to the size of the lot, the minimum rear setback would result in a 7 foot projection for the proposed patio enclosure. This size would not allow for proper storage of the applicant's materials. Furthermore, there is HOA approval and zero neighbor disputes for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0570	Vacation and abandonment of easements - recorded	Approved by PC	September 2019
VS-18-0506	Vacation and abandonment of easements - recorded	Approved by BCC	November 2018
ZC-18-0505	Zone change, waivers of development standards and design reviews for a single-family residential development	Approved by BCC	November 2018
TM-18-500121	Tentative map consisting of 225 single-family residential lots	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residence

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

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

Staff finds the request to reduce the rear yard setback is a self-imposed hardship. Clark County records show that the existing single-family residence was constructed 23 feet from the south property line via BD21-02088. The existing patio cover was approved via BD22-53190. Both of which met the required setbacks per Title 30. There is enough room for the applicant to construct an addition and still follows Title 30 standards. Furthermore, setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATHANIAL LEE

**CONTACT: JESSICA LANE, PROFICIENT PATIOS, 3310 S. VALLEY VIEW
BOULEVARD, LAS VEGAS, NV 89102**

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): WS-26-0076_

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

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

Date 3/11/2026

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: 4/7/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
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Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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Marley P. Robinson Justice Court &
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Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

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State Route 160, Mountain Springs

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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 2/5/26

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 # 25-101377
 ASSESSOR PARCEL #(s): 176-26-812-024
 PROPERTY ADDRESS/ CROSS STREETS: 6311 Rock Stream Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Enclose an 12' x 25' Insulated Patio Cover with
 Tech Glass Aluminum Wall System on a new
 pour slab to create an enclosed patio space on
 sunroom.

PROPERTY OWNER INFORMATION

NAME: Nathaniel Lee
 ADDRESS: 6311 Rock Stream Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89141
 TELEPHONE: 703 498 0775 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Nathaniel Lee
 ADDRESS: 6311 Rock Stream Lane
 CITY: NV STATE: NV ZIP CODE: 89141
 TELEPHONE: 703 498 0775 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jessica Lee Proficient Patios
 ADDRESS: 3310 S. Valley View
 CITY: Las Vegas STATE: NV ZIP CODE: 89102
 TELEPHONE: 702 254 6179 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.

Nathaniel Lee
 Property Owner (Signature)*

Nathaniel Lee
 Property Owner (Print)

8/28/25
 Date



September 30, 2025

RE: Lee Residence Enclosure

Record# 25-101377

Address: 6311 Rock Stream Lane, Las Vegas

Request for Waiver of Development Standards

We are seeking a Waiver of Development Standards to reduce the rear setback for a proposed single family home addition to 10 feet where 15 feet is required per Section 30.02.07. This is needed for a Four Seasons Patio Enclosure, and a portion of the existing patio cover will also be enclosed. This patio enclosure will be a color to match the exterior of the house and there is an HOA approval with no neighbor dispute.

There is a hardship on this lot due to the fact a 15' setback requirement means the customer can only have 7' of projection patio enclosure which is not enough for their belongings. The lot projection is just way too small to have a 15' setback requirement.

Please let me know if you have any further questions or need any further clarification, but I do urge you to please approve this variance request.

Thank you for your consideration.

Sincerely,

Jessica Lane

COO/CFO

Proficient Patio Covers 3310 S. Valley View Blvd Las Vegas, NV 89102 (702) 254-6179 License# 65168, 75851, 75850

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0102-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of a right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
 177-05-401-007; 177-05-401-008

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of the Capovilla Avenue right-of-way, as well as a 5 foot wide portion of the Procyon Street right-of-way. This vacation is being proposed to accommodate the installation of detached sidewalks in conjunction with a proposed residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1026-05	Zone change from R-E to R-E (RNP-I)	Approved by BCC	October 2005
ZC-2093-98	Zone change from R-E to C-P, use permit for a bank building, and variance for building height	Approved by BCC	March 1999

Surrounding Land Use

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

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0101	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500026	A tentative map for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146



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

9A

APPLICATION NUMBER(s): WS-26-0101, VS-26-0102, & TM-26-500026

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

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

Date 3/11/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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ENTERPRISE

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Silverado Ranch Community Center
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Indian Springs Civic Center
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101 Civic Way, Laughlin

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Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

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1340 E. Highway 168, Moapa

MOAPA VALLEY

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Moapa Valley Community Center
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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/14/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101349

ASSESSOR PARCEL #(s): 177-05-401-007, -008

PROPERTY ADDRESS/ CROSS STREETS: Valley View and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 15 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 600 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Anfill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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

Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12 | 1 | 2025
Date

764-A314-001

January 14, 2026

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

**RE: Department of Aviation SU 8 – Valley View and Warm Springs
APN: 177-05-401-007, -008; Approximately 7.87 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.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located at the Northeast corner of the intersection of Valley View Blvd and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Vacations:

The proposed vacation is for the south 5' of the south 30' right-of-way on Capovilla Avenue, and the west 5' of the west 30' right-of-way on Procyon Street. Vacations are being provided for detached sidewalk on all roadways.

We are also submitting applications for a Design Review, Waiver of Development Standards and Tentative Map proposing the 15 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0101-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive Neighborhood Protection (RNP) Overlay standards; and 3) waive off-site improvements.

DESIGN REVIEW for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-401-007; 177-05-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front yard setback to 10 feet where 20 feet is required per Section 30.02.04B (a 50% reduction).
2. Allow the front setbacks for primary structures to not be in accordance with the RS20 district standards and allowable exceptions where required per Section 30.02.26F.
3.
 - a. Waive partial off-site improvements (streetlights) along Capovilla Avenue where required per Section 30.04.08C.
 - b. Waive partial off-site improvements (streetlights) along Procyon Street where required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Warm Springs Road where required per Section 30.04.08C.
 - d. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Valley View Boulevard where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.85
- Project Type: Single-family residential development

- Number of Lots/Units: 15
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,070/27,723 (gross); 16,375/23,800 (net)
- Number of Stories: 1 & 2 (single-family residences)/1 (detached RV garage)
- Building Height (feet): 18 to 30 (1 story)/31 (2 story)/21 (detached RV garage)
- Square Feet: 3,488 to 4,266 (1 story)/4,807 to 4,938 (2 story)/1,000 (detached RV garage)

Site Plans

The plans depict a proposed 15 lot single-family detached residential development located north of Warm Springs Road and east of Valley View Boulevard. The overall site is 7.85 acres with a density of 1.91 dwelling units per acre. Access to the subdivision is from Capovilla Avenue to the north, with two, 38 foot wide private streets running north to south through the proposed subdivision. Both private streets terminate in cul-de-sacs and all lots will face into and be accessed from the private streets. Lots 1 through 8 are accessed via the western private street, while Lots 9 through 15 are accessed via the eastern private street. Detached sidewalks are proposed along Procyon Street and Capovilla Avenue, where no sidewalks or other off-site improvements are proposed along Warm Springs Road and Valley View Boulevard. Additionally, 6 foot high decorative screen walls are proposed around the perimeter of the subdivision and will not extend into the front setbacks of the lots along Capovilla Avenue.

A waiver to reduce the front setback to 10 feet is required for the accessory living quarters associated with Models 7034-1 and 7034-2. Additionally, Model 7040-1 requires a waiver to reduce the front setback to 10 feet and to allow the primary structure front setback to not be in accordance with the RS20 district standard of 20 feet.

Landscaping

The plans depict street landscape areas along Warm Springs Road and Valley View Boulevard, consisting of large trees, shrubs, and groundcover. The plans also depict street landscape areas along Capovilla Avenue and Procyon Street, featuring landscape strips with large trees, shrubs, and groundcover on both sides of the proposed detached sidewalks. All trees are planted 30 feet apart on center in accordance with Title 30 standards.

Elevations

The plans depict 1 to 2 story model homes with heights measuring from 18 feet to 31 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, multiple offset front facades, stone veneer, scored stucco lines and window perimeter stucco wraps. The detached RV garage measures up to 21 feet in height and is designed with a pitched, concrete tile roof. The exterior of the RV garage includes recessed windows (side elevations), a stucco exterior, and stone veneer (front elevation).

Floor Plans

The proposed single-story floor plans measure between 3,488 square feet and 4,266 square feet, and consist of multiple bedrooms, game room, den, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage and an attached 1 car garage (side-loaded). The single-story models also feature attached accessory living quarters, measuring between 247 square feet and

253 square feet in area. The models also feature a covered patio. The accessory living quarters are connected to the primary structure via a decorative wall/entryway and are considered part of the primary structure for the purpose of development standards. The proposed 2 story floor plans measure between 4,807 square feet to 4,938 square feet, and feature multiple bedrooms, game room, den, kitchen, foyer area, laundry room gathering room, owner's suite, and bathrooms with a 2 car garage and an attached 1 car garage (side-loaded). The models also feature a covered patio. The single-story, detached RV garage measures 1,000 square feet in area and consists of an open floor plan.

Applicant's Justification

The applicant states that the proposed single-family residential models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. The new residential models consist of 5 different floor plans with 3 different elevations per plan. The setback reductions are necessary to accommodate the proposed models. Capital Improvement Project L-2289 will install full off-site improvements along Warm Springs Road and Valley View Boulevard, while off-site improvements, with the exception of streetlights, are proposed for Capovilla Avenue and Procyon Street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1026-05	Zone change from R-E to R-E (RNP-1)	Approved by BCC	October 2005
ZC-2093-98	Zone change from R-E to C-P, use permit for a bank building, and variance for building height	Approved by BCC	March 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-26-0102	A vacation and abandonment of rights-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500026	A tentative map for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds the request to reduce the front yard setback a self-imposed hardship. The proposed single-family residences already receive the benefit of a 20-foot front setback since the homes are adjacent to private streets. Several of the models take advantage of the Title 30 exception allowing up to an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The 3 model homes associated with these waiver requests can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. These requirements are particularly important within the Neighborhood Protection Overlay as front setbacks help preserve an open, rural character. Therefore, staff cannot support these waivers of development standards.

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 architecture and design of the proposed model homes comply with Master Plan Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhoods) that encourage preserving the integrity of uniform neighborhoods and compatible in-fill development. However, since staff is not supporting the associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3a & #3b

Staff cannot support the request to not install streetlights on Capovilla Avenue and Procyon Street. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

Waiver of Development Standards #3c & #3d

Staff cannot support this request as future plans with full off-site improvements to be installed have been proposed to fully develop this area. Additionally, historical events have demonstrated how important off-site improvements are for drainage control. Full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;
- Off-site improvements to include curb, gutter, sidewalks, and streetlights on Warm Springs Road and Valley View Boulevard;
- Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;
- 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 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate a contribution with Public Works - Development Review for paving improvements on Warm Springs Road and Valley View Boulevard.

Department of Aviation

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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0431-2026 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: P N II, INC.

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



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

10A

APPLICATION NUMBER(s): WS-26-0101, VS-26-0102, & TM-26-500026

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

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

Date 3/11/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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 # 25-101349

ASSESSOR PARCEL #(s): 177-05-401-007, -008

PROPERTY ADDRESS/ CROSS STREETS: Valley View and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 15 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 600 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill Esposito / GCW, Inc.
ADDRESS: 1555 S. Rainbow Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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

Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12 | 1 | 2025
Date

764-A314-001

February 2, 2026

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

**RE: Department of Aviation Sales Unit 8 – Valley View and Warm Springs
APNs: 177-05-401-007 and -008; Approximately 7.85+/- Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located at the Northeast corner of the intersection of Valley View Blvd and Warm Springs Road. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 15 single-family residential lots on 7.85 gross acres for a density of 1.91 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. Landscaping will be in a 15 ft easement outside the residential subdivision block wall. Landscaping will be maintained by homeowners association. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage, which will be 1,000 SF and 20'-8" tall.

Plan 5048-1, 5049-1 (2 story homes):

Plan 5048-1 is 2 story, and has a livable square foot of 4,807 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Plan 5049-1 is 2 story, and has a livable square foot of 4,938 sf with a maximum height of 29'-7" plus a 10" foundation for a total of 30'-5".

Elevations Offered:

- **Elevation A – Modern**
 - 2nd floor deep window recesses, varying from 10" to 18".
 - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).



- **Elevation B – Transitional Prairie**
 - 2nd floor deep window recesses, varying from 18” to 24”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie style stucco wraps.

- **Elevation C – Contemporary**
 - 2nd floor deep window recesses, varying from 6” to 24”.
 - Multiple offset front facades and roof masses, including hip & shed.
 - Stone veneer on 1st floor front facades.

Plan 7034-1, 7034-2, & 7040-1 (1 story homes):

Plan 7034-1 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 19’-4” plus a 10” foundation for a total of 20’-2”.

Plan 7034-2 is 1 story, and has a livable square foot range from 3,488 to 3,987 sf with a maximum height of 17’-4” plus a 10” foundation for a total of 20’-2 with an oversized garage.

Plan 7040-1 is 1 story, and has a livable square foot range from 4,013 to 4,266 sf with a maximum height of 29’-7” plus a 10” foundation for a total of 30’-5.

Elevations offered:

- **Elevation A – Modern**
 - Garage door & window recesses, varying from 12” to 24”.
 - Multiple offset front facades and roof masses, including hip & mono-slope.
 - Scored stucco lines and window perimeter stucco wraps (where applicable).

- **Elevation B – Transitional Prairie**
 - Garage door & window recesses, varying from 6” to 12”.
 - Multiple offset front facades, hip roof masses, and stone veneer.
 - Windows have perimeter grids and prairie stucco wraps.

- **Elevation C – Contemporary**
 - Garage door & window recesses, varying from 6” to 18”.
 - Multiple offset front facades and roof masses, including hip & flat parapet walls.

Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

Waivers:

1. Title 30.02.04 – RS20: Residential Single-Family 20

Standard:	Accessory Buildings Front 20’ setback.
Requested Waiver:	Optional Suite 2. Reduce the front setback to 10 feet where 20 feet is allowed for lots fronting a private street per Section 30.02.025D.3.ii (b).
Justification:	Models 7034-1, 7034-2, and 7040-1 have accessory structures not attached to the main residence separated by a courtyard. We would request to treat these with the same setback as forward living. Courtyard

wall heights to be 32" CMU high stucco & painted walls. Driveways to maintain 20 ft minimum from back of curb.

2. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: For Capovilla and Procyon, no streetlights

Justification: Curb, gutter, detached sidewalk, and partial paving will be provided on both roadways. The north section of right-of-way on Capovilla has existing curb, gutter, detached sidewalk, streetlights, and partial paving. The East section of right-of-way on Procyon has no curb, gutter, detached sidewalk, streetlights.

3. Title 30.04.08 – Improvement Requirements

Standard: Full Off-site Improvements

Requested Waiver: Off-site Improvements per Capital Improvement project L-2289

Justification: Capital Improvement project L-2289 will be installing Full-Offsites (Curb, gutter, detached sidewalk, streetlights, and partial paving) for Warm Springs Road and Valley View Boulevard.

We are also submitting the Tentative Map proposing the 15 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
 TM-26-500026-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
 177-05-401-007; 177-05-401-008

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

BACKGROUND:

Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 7.85
- Project Type: Single-family residential development
- Number of Lots: 15
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,070/27,723 (gross); 16,375/23,800 (net)

Project Description

The plans depict a proposed 15 lot single-family detached residential development located north of Warm Springs Road and east of Valley View Boulevard. The overall site is 7.85 acres with a density of 1.91 dwelling units per acre. Access to the subdivision is from Capovilla Avenue to the north, with two, 38 foot wide private streets running north to south through the proposed subdivision. Both private streets terminate in cul-de-sacs and all lots will face into and be accessed from the private streets. Lots 1 through 8 are accessed via the western private street, while Lots 9 through 15 are accessed via the eastern private street. Detached sidewalks are proposed along Procyon Street and Capovilla Avenue, where no sidewalks or other off-site improvements are proposed along Warm Springs Road and Valley View Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I)	Approved by BCC	October 2005
ZC-2093-98	Zone change from R-E to C-P, use permit for a bank building, and variance for building height	Approved by BCC	March 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-26-0101	A design review and waivers of development standards for a single-family residential development is a companion item on this agenda.
VS-26-0102	A vacation and abandonment of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The layout of the subdivision is orderly with lots on both sides of the internal private streets. The lots are only directly accessible from the private streets and there are no double frontage lots proposed. Both private streets terminate in cul-de-sacs, which are the County's preferred turnarounds within residential subdivisions. Additionally, the lot sizes of the subdivision meet the requirements of the RS20 zoning district along with any applicable exceptions. This request meets the tentative map requirements and standards for approval as outlined in Title 30. Therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;
- Off-site improvements to include curb, gutter, sidewalks, and streetlights on Warm Springs Road and Valley View Boulevard;
- Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;
- 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 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate a contribution with Public Works - Development Review for paving improvements on Warm Springs Road and Valley View Boulevard.

Building Department - Addressing

- Approved street name list from Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out;
- The street shown as A Street is an extension of Dionne Street and shall assume the same name.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PN II, INC.
CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



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

11A

APPLICATION NUMBER(s): WS-26-0101, VS-26-0102, & TM-26-500026

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

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

Date 3/11/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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- All meetings are mandatory for ALL applications.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

Electra Smith, Secretary
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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
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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 # 25-101349

ASSESSOR PARCEL #(s): 177-05-401-007, -008

PROPERTY ADDRESS/ CROSS STREETS: Valley View and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review / Waiver of Development Standards; Tentative Map; Vacation for proposed site with 15 single-family residential lots.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 600 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818 CELL 702-308-1708 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Anfill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2000 CELL 702-804-2163 ACCELA REFERENCE CONTACT ID # 247852

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

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


Property Owner (Signature)*

Shauna Bradley, Dir., Clark County RPM
Property Owner (Print)

12/1/2025
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400012 (ZC-23-0571)-I IS MOUNTAIN, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) full off-site improvements; and 2) Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/tr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion), 4740 W. Meranto Avenue (portion)
- Site Acreage: 55.10
- Project Type: Waivers of conditions
- Number of Stories: 1
- Building Height (feet): Up to 37
- Square Feet: 217,080 (data center buildings)/3,009 (accessory buildings)/220,089 (total)
- Parking Required/Provided: 124/135
- Sustainability Required/Provided: 7/6.5

History & Site Plan

In November 2023, ZC-23-0571 was approved to reclassify most of the site from R-E to M-D (currently IP) for warehouses and distribution centers. The approved plans under ZC-23-0571 depicted 10 buildings on the subject site with a total of 748,288 square feet of warehouses, distribution centers, and accessory office spaces. A new development plan for the Switch Armory Campus, a data center with public utility structures, is now being proposed on the subject site. This project includes a request to waive offsites along portions of Serene Avenue and Gary Avenue, and includes a gated driveway on Serene Avenue. Therefore, the applicant is

requesting to waive the previously approved conditions with ZC-23-0571 requiring full off-site improvements along those streets. Additionally, the applicant is also requesting to waive the condition requiring installing a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0571:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Developer will work with the northern property owners on Serene Avenue for the placement of evergreen trees along the northern boundary of the property to be placed in 2 rows staggered 10 feet on center.
- All on-site lighting shall be designed to prevent light from shining directly onto abutting residential uses;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- The northwestern driveway onto Serene Avenue will be removed;
- Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns;
- Developer shall stub utilities and box for the future street light closest to the existing residential home (APN 177-19-302-003) on Serene Avenue;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a County approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant requests two waivers of conditions tied to ZC-23-0571 to support development of the Switch Armory Campus on the subject site. The applicant states that the portions of Serene Avenue and Gary Avenue adjoining the project site are surrounded by long stretches of unimproved roadway and will not be incorporated into the campus, and therefore constructing full off-site improvements, such as curb, gutter, sidewalks, streetlights, and partial paving, would serve no functional purpose. The applicant also seeks relief from the requirement to install signage restricting left-turn movements for trucks at the northeastern driveway on Serene Avenue, noting that this access point is specifically designed to accommodate truck deliveries and will function as the primary entry and exit for service vehicles. Allowing both left- and right-turn movements is intended to support efficient site circulation and reduce truck traffic at the Decatur Boulevard gate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP (AE-60)	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20 (AE-60)	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
VS-26-0104	A request to vacate patent easements and rights-of-way is a companion item on this agenda.
UC-26-0105	A request for a use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Waivers of Conditions

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Public Works - Development Review
Waiver of Conditions #1

Staff has no objection to waive the condition for full off-site improvements on Serene Avenue and Gary Avenue. Full off-site improvements will be installed as part of the future development of the site.

Waiver of Conditions #2

Staff has no objection to waive the condition to install a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns. The site was previously a commercial warehouse distribution center and will now be a gated automated data center that should see minimal traffic.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



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

APPLICATION NUMBER(s): TM-26-500027 & WC-26-400012

12A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/08/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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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 2/5/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100969

ASSESSOR PARCEL #(s): 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-402-002, 177-19-402-003, 177-19-402-006

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

DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and Switching Station on approximately 52.547 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003, and 177-19-402-003 from RS20 to IP. We request several vacation of easements along Meranto Ave., Richmar Ave. and Gary Ave. We request a Tentative Map for all parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter. We also request approval for a Special Use Permit for a Substation, Switching Yard and Overhead Transmission Line Relocation with additional power poles.

PROPERTY OWNER INFORMATION

NAME: I 15 Mountain LLC

ADDRESS: 505 E. Windmill LN STE 1C #110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-951-5395

CELL 702-951-5395

APPLICANT INFORMATION (information must match online application)

NAME: DECATUR SILVERADO INDUSTRIAL, LLC c/o Jeff Thomson

ADDRESS: 3227 E. Warm Springs Road Ste 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-951-5395

CELL 702-951-5395

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Roxanne Leigh - Westwood Professional Services

ADDRESS: 5725 W. Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 284-5331

CELL (702) 284-5331

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)* Manager

Jeff Thomson
Property Owner (Print)
Decatur-Silverado Industrial, LLC

01/20/2021
Date

December 30, 2025

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Switch Armory Campus Justification Letter for (WC) Waiver of Conditions from ZC-23-0571.

To whom it may concern:

Switch Armory Campus respectfully submits this Justification Letter for a Waiver of Conditions for parcels 177-19-3002-007, 177-19-402-006, and 177-19-302-013 within the campus APNs noted below.

Project Description: The proposed Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, one Shade Structure for Electrical Gear, and one Switching Station on approximately 51.58 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). The parcels are 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-401-002, 177-19-402-003, and 177-19-402-006.

1. Waiver of Conditions

The project is being processed as a Data Center development in accordance with Title 30. This request is for a waiver of "ZC-23-0571 Conditions of Approval" needed to develop the site and anticipated product.

A. Waiver of Full Off-Site Improvements for Serene Avenue, NW Portion of Site

Condition: Per ZC-23-0571, Conditions of Approval, Publics Works – Development Review comment for "Full off-site improvements;".

Request: To waive full offsite improvements for W. Serene Avenue, APN 177-19-302-007 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, detached sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Serene Ave. will not be a part of the overall campus and will remain undeveloped.

B. Waiver of Full Off-Site Improvements for Gary Avenue, SW side of Site

Condition: Per ZC-23-0571, Conditions of Approval, Publics Works – Development Review comment for "Full off-site improvements;".

Request: To waive full offsite improvements for Gary Avenue, APN 177-19-402-006 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, detached sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Gary Ave. will not be a part of the overall campus and will remain undeveloped.

C. Waiver of Serene Ave. Northeast Driveway Signage

Condition: Per ZC-23-0571, Conditions of Approval, Public Works – Development Review comment for “Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns;”.

Request: To waive signage prohibiting left hand turns at this location.

Justification: This entrance is designed for truck deliveries as defined by the increased width and setback from Serene Ave. to the entry and exit gates. This primary entry/exit to the developed site will reduce traffic at the Decatur Blvd. gate entry/exit and will require left and right turning capabilities on to Serene Ave.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0104-I IS MOUNTAIN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
 177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-306-003; 177-19-402-002; 177-19-402-003; 177-19-402-006

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of public rights-of-way and easements within the site. The applicant states the easements and some of the rights-of-way are no longer needed and conflict with the proposed development of the site. Also, portions of rights-of-way are being vacated to accommodate detached sidewalks. The applicant is also requesting to expunge the previously approved vacation application (VS-23-0572).

Prior Land Use Requests except for 177-19-306-003)

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waived deed restriction	Approved by PC	August 2010

Prior Land Use Requests except for 177-19-306-003)

Application Number	Request	Action	Date
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Prior Land Use Requests (APN 177-19-306-003 only)

Application Number	Request	Action	Date
UC-1879-05 (ET-0030-08)	First extension of time to commence an accessory structure and exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	March 2008
UC-1879-05	Allow an accessory structure to exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
UC-26-0105	A use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	A waiver of conditions of a zone change is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements and rights-of-way 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

- Expunge VS-23-0572;
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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

- If Richmar Avenue is vacated and existing single family residence is not demolished than an address change shall be required at final map recordation.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

13A

APPLICATION NUMBER(s): TM-26-500027 & WC-26-400012

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/08/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100969

ASSESSOR PARCEL #(s): 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-402-002, 177-19-402-003, 177-19-402-006

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

DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and Switching Station on approximately 52.547 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003, and 177-19-402-003 from RS20 to IP. We request several vacation of easements along Meranto Ave., Richmar Ave. and Gary Ave. We request a Tentative Map for all parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter. We also request approval for a Special Use Permit for a Substation, Switching Yard and Overhead Transmission Line Relocation with additional power poles.

PROPERTY OWNER INFORMATION

NAME: I 15 Mountain LLC
ADDRESS: 505 E. Windmill LN STE 1C #110
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-951-5395 CELL 702-951-5395

APPLICANT INFORMATION (information must match online application)

NAME: DECATUR SILVERADO INDUSTRIAL, LLC c/o Jeff Thomson
ADDRESS: 3227 E. Warm Springs Road Ste 200
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-951-5395 CELL 702-951-5395 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Roxanne Leigh - Westwood Professional Services
ADDRESS: 5725 W. Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 284-5331 CELL (702) 284-5331 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)* Manager

Jeff Thomson
Property Owner (Print)
Decatur-Silverado Industrial, LLC

01/20/2021
Date

SWI2501.000

January 6, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155-4000

**Re: Switch Armory Campus
Justification Letter for Right-of-Way Vacation**

To whom it may concern:

Westwood Professional Services, on behalf of our client, Switch, LTD respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

Project Description

The project site associated with the subject application, is located on the southeast corner of Decatur Boulevard and Serene Avenue. There are approximately 55.2+ gross acres and covers a portion of APNs 177-19-301-005, 177-19-302-005, -007, -013, 177-19-305-002, 177-19-306-002, -003, 177-19-402-002, -003 & -006. This development is located within a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. The proposed site will be a commercial development.

Vacation of Right-of-Way

The applicant is vacating public rights-of-way and easements that conflict with the proposed site plan for the subject residential development. Along with this application we are requesting to expunge the previously approved application (VS-23-0572). These easements were granted in support of the individual parcels but are no longer required for the proposed development. The Vacation Exhibit along with legal descriptions and exhibits have been included for the following items:

- Resolution relative to acquisition of Rights of Way (OR:316:275922).
- Patent Easements (OR:054:043016, OR:189:154217, OR:294:237770, OR:306:247821, OR:19930930:00961).
- Meranto Avenue Right-of-Way (Portion of OR:19910711:00703, OR: 20090605:01638, OR: 19890314:00375).
- Richmar Avenue Right-of-Way (OR: 20101102:00877, OR: 20191211:02413, OR: 20191211:02412, OR: 20101102:00877, OR: 19970326:02481, OR: 20101102:00877).
- Meranto Avenue Right-of-Way (Portion of OR:19910711:00703, OR: 20090605:01638, OR: 19890314:00375).
- Ullom Drive Right-of-Way (Portion of OR:20090616:01156 & 2033:1992033).
- 5.0' of the existing 40.0' Right-of-Way on Serene Avenue associated with OR: 20101102:00877 adjacent to the north boundary of APN 177-19-302-013. The request is to accommodate a detached sidewalk.
- 5.0' of the existing 60.0' Right-of-Way on Decatur Boulevard associated with OR: 20000112:00676 adjacent to the west boundary of APN 177-19-302-013.. The request is to accommodate a detached sidewalk.

- 5.0' of the existing 30.0' Right-of-Way on Gary Avenue associated with OR: 20101102:00877 adjacent to the south boundary of APN 177-19-302-013.. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Please contact me if you have any questions.

Sincerely,

Westwood Professional Services, Inc



Matt Key
Project Manager

Cc: Roxanne Leigh, Westwood

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0105-I IS MOUNTAIN, LLC:

USE PERMIT for public utility structures (utility poles; public utility buildings and structures, including an electric substation; and aboveground utility lines located outside the existing aboveground utility corridor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate and reduce street landscaping; 3) eliminate parking area landscaping; 4) reduce buffering and screening; 5) increase retaining wall height; 6) reduce gate setback; 7) increase the parking aisle length; 8) allow modified driveway standards; and 9) waive full off-site improvements.

DESIGN REVIEW for public utility structures, including a data center with electric substation and other ancillary structures; rerouted aboveground utility lines; and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise.
JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-306-003; 177-19-402-002; 177-19-402-003; 177-19-402-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of public utility structures (utility poles) to 165 feet where 50 feet is the maximum height permitted per Section 30.02.18B (a 230% increase).
2.
 - a. Eliminate street landscaping along a portion of Serene Avenue (adjacent to APN 177-19-302-007) where a 6 foot wide landscape strip is required per Section 30.04.01D.7.
 - b. Eliminate street landscaping along a portion of Gary Avenue (adjacent to APN 177-19-402-006) where a 6 foot wide landscape strip is required per Section 30.04.01D.7.
 - c. Reduce the street landscaping strip width along a portion of Gary Avenue (adjacent to hammerhead) to 5 feet where a 10-foot-wide landscape strip is required behind an attached sidewalk per Section 30.04.01D.7 (a 50% reduction).
 - d. Eliminate street trees along Serene Avenue where one large tree planted every 30 feet on center is required per Section 30.04.01D.7.
 - e. Eliminate street trees along Gary Avenue where one large tree planted every 30 feet on center is required per Section 30.04.01D.7.
 - f. Eliminate street trees along Decatur Boulevard where one large tree planted every 30 feet on center is required per Section 30.04.01D.7.

- g. Eliminate street trees along Richmar Avenue where one large tree planted every 30 feet on center is required per Section 30.04.01D.7.
- 3. Eliminate parking area landscaping where required per Section 30.04.01D.8.
- 4.
 - a. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-301-001) where required per Section 30.04.03C.
 - b. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-301-002) where required per Section 30.04.03C.
 - c. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-301-004) where required per Section 30.04.03C.
 - d. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-302-002) where required per Section 30.04.03C.
 - e. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-302-003) where required per Section 30.04.03C.
 - f. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-401-002) where required per Section 30.04.03C.
 - g. Eliminate an 8 foot tall decorative screen wall adjacent to a residential district (APN 177-19-401-005) where required per Section 30.04.03C.
 - h. Eliminate required 15 foot wide landscape buffer adjacent to a residential district (east property line of APN 177-19-301-001) where required per Section 30.04.03C.
 - i. Eliminate required 15 foot wide landscape buffer adjacent to a residential district (east property line of APN 177-19-301-002) where required per Section 30.04.03C.
 - j. Eliminate required 15 foot wide landscape buffer adjacent to a residential district (west property line of APN 177-19-301-004) where required per Section 30.04.03C.
- 5. Increase the retaining wall height to 8 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 166.7% increase).
- 6. Reduce the access gate setback to 28 feet from Richmar Avenue where 50 feet is required per Section 30.04.03E (a 44% decrease).
- 7. Increase the length of a parking aisle to 602 feet 6 inches where a maximum of 400 feet is allowed per Section 30.04.04H (a 50.6% increase).
- 8.
 - a. Increase the width of a driveway along Serene Avenue to 65 feet where a maximum width of 52 feet is allowed per Uniform Standard Drawing 222.1 (a 25% increase).
 - b. Increase the width of a driveway along Decatur Boulevard to 65 feet where a maximum width of 52 feet is allowed per Uniform Standard Drawing 222.1 (a 25% increase).
- 9.
 - a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along a portion of Serene Avenue (adjacent to APN 177-19-302-007) where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along a portion of Gary Avenue (adjacent to APN 177-19-402-006) where required per Section 30.04.08C.

**LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion), 4620 W. Richmar Avenue (portion), 4740 W. Meranto Avenue (portion)
- Site Acreage: 55.10
- Project Type: Data center with public utility structures
- Number of Stories: 1
- Building Height (feet): Up to 37
- Square Feet: 217,080 (data center buildings)/3,009 (accessory buildings)/220,089 (total)
- Parking Required/Provided: 124/135
- Sustainability Required/Provided: 7/6.5

History & Site Plan

In November 2023, ZC-23-0571 was approved to reclassify most of the site from R-E to M-D (currently IP) for warehouses and distribution centers. The approved plans under ZC-23-0571 depicted 10 buildings on the subject site with a total of 748,288 square feet of warehouses, distribution centers, and accessory office spaces. A new development plan for the Switch Armory Campus, a data center with public utility structures, is now being proposed on the subject site.

The plan depicts 3 data center warehouse buildings configured in a north-south orientation in the center of the property south of Serene Avenue, north of Richmar Avenue, and east of Decatur Boulevard. Each warehouse is 72,360 square feet for a total of 217,080 square feet. On the east and west sides of each building is an equipment yard with chiller units, a trash enclosure, electrical equipment buildings, and generators surrounded by an 8 foot ornamental iron picket fence. The equipment yards are set back a minimum of 100 feet from the front property line along Decatur Boulevard, and 126 feet 6 inches from the north property line which abuts a developed RS20 single family residential area. The buildings are set back a minimum of 156 feet 6 inches from the front property line along Decatur Boulevard, and a minimum of 90 feet from the north property line. Two roll-up doors are located on the east side of each building facing away from any streets and residential areas. Parking areas and wide drive aisles are provided along the west sides of all 3 data center buildings. Parking includes accessible spaces as well as electric vehicle parking spaces. Access to the site is provided at a main entry gate which is set back more than 100 feet from the property line along Decatur Boulevard. A secondary gated entrance, which is set back more than 200 feet from the property line, is provided along Serene Avenue. A gated access is also provided to the substation from Richmar Avenue which is less than 50 feet from the street and is subject of a waiver request.

To the south of the warehouses are the proposed pump house, electrical substation with a control building, and a switchyard. Access to the substation is provided from a gated drive aisle at a proposed cul-de-sac on Richmar Avenue. Access to the switchyard is provided from gated drive aisles from Richmar Avenue and from Gary Avenue. The southeast portion of the property is

currently traversed by an NV Energy easement for an existing power line. The existing diagonal transmission line located on the southeast corner of the site is proposed to be rerouted to align along north side of Gary Avenue and a portion of the east property line of APN 177-19-302013. Three new 165 foot high utility poles are proposed within rerouted transmission line. The entire site, including the data center warehouses, electrical substation, and switchyard, is proposed to be surrounded by a 12 foot high CMU wall with ornamental pickets on top. This wall will not be located within any required setback areas.

Landscaping

The plan depicts required landscape buffers with 2 rows of large evergreen trees planted 10 feet on center where the property abuts developed residential areas, except for along the east side of APNs 177-19-301-001 and 177-19-301-002, and the west side of APN 177-19-301-004 where no development is being proposed. The landscaping is also provided along the north boundary per a condition of ZC-23-0571. Eight foot screen walls are not provided in conjunction with the landscape buffers. Street landscaping includes only shrubs within the two 5 foot wide landscape strips on each side of the detached sidewalks along all streets except for certain portions of Serene Avenue and Gary Avenue where no landscaping is provided where no development and no street improvements are proposed. Parking lot landscaping is not provided.

Elevations

The plans depict the warehouse buildings up to 37 feet with metal panels, no windows, multiple doors, including 2 roll-up doors, and a standing seam metal roof. There are metal canopies depicted above the main building entrances. The building colors include white, gray, black and accent red colors.

Floor Plans

The plans depict each warehouse building as having a 58,608 square foot data room, a 9,338 square foot staging warehouse, and a 4,414 square foot office area. Fenced equipment yards are indicated on the east and west sides of the buildings.

Applicant's Justification

The applicant requests waivers to eliminate street and parking lot trees as the trees would obstruct view lines of security cameras and personnel. An estimated 116 trees will not be provided. The applicant will work with the northern property owners to meet the tree buffering requirements, however, an 8 foot retaining wall with a 12 foot security wall and a 3 foot high decorative wrought iron picket on top is proposed. An 8 foot decorative buffer wall in addition to the security/retaining wall will create an undesired area between the walls. The gate on Richmar Avenue needs to remain closed to secure the substation from public access. The parking aisle length is a result of the building layout. The driveway widths will assist in large truck maneuvering during times of large equipment placement and for a double leaf gate to reduce opening and closing times for vehicular access and egress. Portions of Serene Avenue and Gary Avenue are requested to have off-site improvements waived as they are adjacent to areas that will not be a part of the overall campus and will remain undeveloped.

The use permit for the public utility structure, relocation of lines, additional utility poles, substation and switching yard is compatible with adjacent uses in terms of scale, site design, and

operating characteristics. A reduction of required architectural features and horizontal articulation is requested as many of the building elevations will be screened by public view by the proposed perimeter site security wall and the entrances will have canopies.

Prior Land Use Requests (except for APN-177-19-306-003)

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Prior Land Use Requests (APN 177-19-306-003 only)

Application Number	Request	Action	Date
UC-1879-05 (ET-0030-08)	First extension of time to commence an accessory structure and exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	March 2008
UC-1879-05	Allow an accessory structure to exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP (AE-60)	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20 (AE-60)	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
VS-26-0104	A request to vacate patent easements and rights-of-way is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	Waiver of conditions of a zone change is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The public utility structures consisting of an electric substation with a control building and a switchyard are all proposed to support the power needs of the proposed data center which is consistent with the Master Plan and the Enterprise Planned Land Use Map for the area between Serene Avenue and Silverado Ranch Road, and east of Decatur Boulevard. Additionally, the rerouted transmission line and new utility poles are proposed to accommodate the proposed layout and design of the site. The request complies with Policy EN-6.3 which encourages concentrating commercial and industrial uses adjacent to the National Guard Readiness Center to ensure proposed uses are compatible with ongoing operations. The data center promotes a designated employment area in compliance with Master Plan Policy EN-5.3. 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.

Waiver of Development Standards #1

Staff finds that the new poles are being proposed due to the rerouted transmission corridor to accommodate a new switchyard and substation that will provide power to the data center. This results in the need for 3 additional utility poles that will be 165 feet in height which will match the height of existing utility poles in the area. The pole heights should not increase any visual burden in the area or impact any existing residential uses. For these reasons, staff can support this request.

Waivers of Development Standards #2 & #3

Street landscaping consisting of several species of shrubs will be provided along all street frontages, except for portions of Serene Avenue and Gary Avenue where no development and no street improvements are proposed, or where there is a hammerhead. The request to waive street trees and parking area trees due to security reasons is consistent with previous requests that were approved for similar data centers in the area. An estimated 116 trees that will not be provided along the streets and parking areas will be subject to the tree fee-in-lieu.

Waiver of Development Standards #4

Large evergreen trees planted in 2 rows staggered 10 feet on center will be provided in all required buffers adjacent to single family residences, except where no development will occur for a portion of the property along Serene Avenue. The buffering proposed is consistent with a condition of approval in the NOFA for ZC-23-0571, requiring the applicant to work with northern property owners on Serene Avenue to buffer the residential areas to the north.

Additionally, the developed residential properties abutting the subject site have existing CMU walls of varying heights, albeit less than 8 feet. The placement of an 8 foot CMU screen wall adjacent to the existing walls along the property boundaries in addition to the proposed retaining wall and 12 foot security walls located a minimum of 20 feet from the property boundaries would create an undesired area between the walls. Therefore, staff can support these requests.

Waiver of Development Standards #5

The retaining walls with increased heights to 8 feet are internally located within the property and not along any property lines. 8 foot tall retaining walls are located 109 feet from the property line along Gary Avenue, 35 feet from the property lines along Serene Avenue and Decatur Boulevard, 73 feet from the east property line, 90 feet from the south property line and 30 feet from the north property line. There are also internal 4 foot high retaining walls around the switchyard and electric substations. The 8 foot retaining walls are also in combination with a 12 foot security wall with an additional 3 foot decorative wrought iron picket structure that will provide a secure perimeter for the site. The security wall will also incorporate 24 inch square split face CMU pilasters at the corners and end of the walls at vehicles entrance gates. All retaining and security walls will not be located within any required setback areas. Since this wall design is similar to other data centers in the area, staff can support this request.

Waiver of Development Standards #6

An entry gate on Richmar Avenue that provides access to the switchyard is less than 50 feet from the property line and will remain closed during business hours for security reasons. Staff finds that the concern for a vehicular gate located less than 50 feet from a street is to avoid a situation

where vehicles become queued up into a street waiting to enter through a closed gate. In this case, however, Richmar Avenue will be a dead-end street and will not likely see much traffic. The switchyard should also not generate any significant vehicular traffic. As a result, staff can support this request.

Waiver of Development Standards #7

Staff finds the purpose of reviewing drive aisle length is to ensure that there will not be long stretches of drive aisle with no escape or exit which could create dangerous cross traffic or stall cars in traffic jams. In this case, the extended parking aisle length is along the front of each of the data center warehouses which is a result of the building layout. Therefore, traffic crossing through parking spaces creating cross traffic would not be possible. The location of the parking area adjacent to the equipment yard fencing also allows direct access to the main building entrances and eliminates the need for pedestrians to cross a drive aisle. As a result, staff can support this request.

Design Review

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

Staff finds that the design of the site to be similar to other approved data centers with electric substations and utility poles in the area. The substation and poles are located away from the developed residential areas along Serene Avenue to the north. The retaining wall/security wall heights will effectively screen the interior of the site from surrounding streets and residential areas, obstructing visibility of the flat roofline and lack of horizontal articulation including no windows, change in wall panel textures, columns, or parapets. Access will be provided on multiple sides of the development, and required parking will be provided. Policy 5.5.2 of the Master Plan encourages working with State and regional partners on the expansion of infrastructure, broadband access, and other technological enhancements throughout Clark County. As a result, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #8

Although the driveway widths for the commercial driveways on Serene Avenue and Decatur Boulevard do not comply with the minimum standard, the applicant worked with staff to redesign both driveways, allowing vehicles to safely enter and exit the site without the potential for conflicts. Therefore, staff has no objection to this request.

Waiver of Development Standards #9

Staff has no objection to not install full off-site improvements along portions of Serene Avenue and Gary Avenue. Full off-site improvements will be installed with future development of the site.

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 the waivers of standards and design review portions of ZC-23-0571;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot

concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

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 #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118

DRAFT



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

14A

APPLICATION NUMBER(s): TM-26-500027 & WC-26-400012

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/08/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/5/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100969

ASSESSOR PARCEL #(s): 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-402-002, 177-19-402-003, 177-19-402-006

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

DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and Switching Station on approximately 52.547 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003, and 177-19-402-003 from RS20 to IP. We request several vacation of easements along Meranto Ave., Richmar Ave. and Gary Ave. We request a Tentative Map for all parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter. We also request approval for a Special Use Permit for a Substation, Switching Yard and Overhead Transmission Line Relocation with additional power poles.

PROPERTY OWNER INFORMATION

NAME: 115 Mountain LLC

ADDRESS: 505 E. Windmill LN STE 1C #110

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: 702-951-5395 CELL 702-951-5395

APPLICANT INFORMATION (information must match online application)

NAME: DECATUR SILVERADO INDUSTRIAL, LLC c/o Jeff Thomson

ADDRESS: 3227 E. Warm Springs Road Ste 200

CITY: Las Vegas STATE: NV ZIP CODE: 89120

TELEPHONE: 702-951-5395 CELL 702-951-5395 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Roxanne Leigh - Westwood Professional Services

ADDRESS: 5725 W. Badura Ave, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: (702) 284-5331 CELL (702) 284-5331 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)* Manager

Jeff Thomson
Property Owner (Print)
Decatur-Silverado Industrial, LLC

01/20/2021
Date

February 11, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Switch Armory Campus Justification Letter for (DR) Design Review, (WS) Waiver of Development Standards, and (UC) Use Permit.

To whom it may concern:

Switch Armory Campus respectfully submits this Justification Letter for a (DR) Design Review, (WS) Waiver of Development Standards, and (CU) Use Permit for the parcels noted below.

Project Description: The proposed Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and one Switching Station on approximately 51.58 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). The parcels are 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-401-002, 177-19-402-003, and 177-19-402-006. We request a Design Review along with waiver of Design Standards and Use Permit for a Substation, Switching Yard and Transmission Line Relocation with additional poles.

1. Expunge TM-23-500121

The project is being processed as a Data Center development in accordance with Title 30. This request is for expunging previously approved TM-23-500121 no longer needed to develop the site and anticipated product.

2. Waiver of Standards

The project is being processed as a Data Center development in accordance with Title 30. This request is to define waivers of Title 30 for the project needed to develop the site and anticipated product.

A. Section 30.04.01 Landscaping

Waiver: Item D. Landscaping Standards, Item 7. Street Landscaping

Request: Allow for the deletion of all trees. Shrubs will be provided per plans. Based upon 1 tree for every 30' of frontage along Decatur Blvd., Richmar Ave., Gary Ave., and Serene Ave., we have estimated a total of 89 trees.

Justification: Trees along street frontages would impair intense security requirements by obstructing view lines for security cameras and personnel.

Waiver: Item D. Landscaping Standards, Item 8. Parking Area Landscaping

Request: Allow for a deletion of all trees and shrubs within the Parking Lot. Based upon one island at end of parking and one island for every six spaces, we have estimated a total of 27 trees.

Justification: Parking lot landscaping would impair intense security requirements by obstructing view lines for security cameras and personnel. Parking lot is not visible to the public.

B. Section 30.04.02 Buffering and Screening

Waiver: Item B. Applicability, 1. Iv. An industrial district adjacent to a commercial, residential, or PF district.

Request: Allow for the deletion of the 8-foot decorative screen wall and maintaining the minimum 15-foot landscape buffer described in Item C., 1., i. required for the locations noted below:

1. Parcel 177-19-301—002, along the South property line adjacent to the residential parcel.
2. Parcel 177-19-302-007 (marked “NO IMPROVEMENT NOT A PART”), along the East and West property lines adjacent to the residential parcels.
3. Parcel 177-19-301-004, along the South property line adjacent to the residential parcel.
4. Parcel 177-19-302-001, along the South property line adjacent to the residential parcel.
5. Parcel 177-19-302-002, along the South property line adjacent to the residential parcel.
6. Parcel 177-19-302-003, along the South and East property lines adjacent to the residential parcel.
7. Parcel 177-19-401-002, along the East property line adjacent to the residential parcel.
8. Parcel 177-19-401-005, along the North property line and along the central line of S. Ullom Drive to W. Gary Ave.

Landscaping required in Item C., 2., i., ii., and iii., will be followed for locations noted. Please see Landscape Plan for additional information.

Justification: Per ZC-23-0571, Conditions of Approval, Developer will work with the northern property owners on Serene Avenue for placement of evergreen trees along the northern boundary of the property to be placed in 2 rows staggered 10 feet on center. This increased density of trees will provide screening from the proposed new development. The landscape buffer will

remain and on the developed side of the property line, a 12-foot high decorative screen/security wall is proposed located a minimum 20-feet from the property line. The required 8-foot decorative screen wall along the property line adjoining the residential parcels along with the proposed 12-foot decorative wall we believe will duplicate the screening standards intent and create an undesired area between walls.

C. Section 30.04.03 Retaining Walls

Waiver: Item C. Retaining Walls, 2. Maximum Wall Height, iii. , Retaining Walls may be increased to 6 feet as follows: (a) The fence located on top of the retaining wall is 85% open.

Request: Allow for a maximum 8 foot high grey split face CMU retaining wall as needed. Please refer to site cross sections. The proposed 8 foot retaining wall will have above, a 12 foot high grey split face CMU wall (0% open) with an additional 3 foot high decorative wrought iron picket structure on top of the CMU wall.

Justification: The proposed CMU retaining wall at specific retaining locations with a maximum 20 feet in height with an additional 3 foot decorative wrought iron picket structure will provide a secure perimeter and will incorporate 24" square split face CMU pilasters at the corners and end of walls at vehicle entrance gates. Please note all Retaining and Perimeter Walls will be located a minimum 20'-0" away from any building setback line and not within any required building setbacks.

D. Section 30.04.03 Fences and Walls

Waiver: Item E. Access Gate 3. Individual Properties, Individual properties with uses other than single-family residences may restrict access with an access gate provided that, if access gates are open during business hours, the gates shall be set back no less than 18 feet from the property line. Otherwise, the access gates shall be set back no less than 50 feet from the property line.

Request: Allow for the Access Gate at Richmar Avenue to be closed during business hours with the following setback of approximately 28.75'. All other site Access Gates shall remain closed and exceed the 50' setback to the property line.

Justification: The proposed closed Access Gate will secure the Substation from Public Access at the end of the Richmar Avenue Cul De Sac.

E. Section 30.04.04 Design and Maintenance of Parking Areas

Waiver: Item H., 1., iii., (c), Parking aisle length shall not exceed 400 feet without a break for circulation.

Request: Allow for a 602'-6" aisle length where 400 feet maximum is defined by code. This is a 50.6% increase being requested.

Justification: The proposed building length results in the increased parking aisle length. This is the best location for the required parking against the Equipment Yard fencing to allow access to the main entrance and eliminates any driver/building occupant from having to cross a drive aisle.

F. Clark County Uniform Standard Drawing 222.1, Serene Avenue Driveway Width

Waiver: Per Uniform Standard 222.1, the maximum driveway width measured from face of curb to face of curb shall not exceed 52 feet.

Request: To allow the width of the driveway to be increased to 108.12 feet measured from face of curb to face of curb.

Justification: The increased width will assist in large truck maneuvering into the site during times of large equipment placement. This is typical during the initial construction for generator placement. This allows construction traffic to utilize Serene Ave. and reduces any potential larger truck traffic away from Decatur Blvd.

G. Clark County Uniform Standard Drawing 222.1, Decatur Blvd. Driveway Width

Waiver: Per Uniform Standard 222.1, the maximum driveway width measured from face of curb to face of curb shall not exceed 52 feet.

Request: To allow the width of the driveway to be increased to 66 feet.

Justification: The increased width is requested due to the entry and exit gate configuration which allows for a double leaf gate which reduces the opening and closing time for vehicular access and egress. This will reduce the opportunity of vehicle "stacking" on Decatur Blvd.

H. Section 30.04.08. C., 1. Off-Site Improvements (Serene Avenue)

Waiver: Section 30.04.08. c., 1., Off-site improvements are required within public right-of-way.

Request: To waive full offsite improvements for W. Serene Avenue adjacent to APN 177-19-302-007 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, detached sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Serene Ave. will not be a part of the overall campus and will remain undeveloped.

I. Section 30.04.08. C., 1. Off-Site Improvements (Gary Avenue)

Waiver: Section 30.04.08. c., 1., Off-site improvements are required within public right-of-way.

Request: To waive full offsite improvements for Gary Avenue adjacent to APN 177-19-402-006 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, detached sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Gary Ave. will not be a part of the overall campus and will remain undeveloped.

J. Section 30.04.08. C., 1. Off-Site Improvements (Ullom Drive)

Waiver: Section 30.04.08. C., 1., Off-site improvements are required within public right-of-way, including a public turnaround.

Request: To waive full offsite improvements for Ullom Drive, APN 177-19-402-006 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, detached sidewalks, streetlights, and partial paving.

Justification: As part of this application the developer submitted an application to vacate the half street right-of-way along the frontage eliminating the need for off-street improvement. This vacation of Ullom Drive was previously approved under VS-23-0572 for this site.

K. Section 30.04.08. c., 5., (a) Detached Sidewalks (Richmar Avenue)

Waiver: Section 30.04.08. C., 5., (a) Detached Sidewalks are required along arterial, collector and local streets.

Request: Allow for an attached sidewalk along the North side of Richmar Avenue and turnaround.

Justification: The proposed reduction of Richmar Avenue length to the East, limited vehicular access to the Substation and Switchyard gates with no pedestrian access points to the developed site will reduce safety concerns for this short section of public roadway.

L. Section 30.04.08. C., 5., (a) Detached Sidewalks (Gary Avenue)

Waiver: Section 30.04.08. C., 5., (a) Detached Sidewalks are required along arterial, collector and local streets.

Request: Allow for an attached sidewalk along the Gary Avenue “hammerhead” only.

Justification: The proposed attached sidewalk along the Gary Avenue “hammerhead” at the East end of the roadway will match the installed South developed portion of this roadway. The attached sidewalk for this limited portion of the hammerhead will increase the separation distance to the proposed power transmission line support structure which will benefit any pedestrians using the sidewalk.

M. Section 30.04.08. C., 2., i., County Approved Turnaround (Ullom Drive)

Waiver: Section 30.04.08. C., 2., i., Off-site improvements are required within public right-of-way, including a County approved turnaround.

Request: To waive a County approved turnaround for Ullom Drive, APN 177-19-402-006 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus.

Justification: As part of this application the developer submitted an application to vacate the half street right-of-way along the frontage eliminating the need for off-street improvement and a County approved turnaround. This vacation of Ullom Drive was previously approved under VS-23-0572 for this site.

3. Design Review

A. Section 30.04.05 G. – Design Standards for Nonresidential Development

Design Review: Item 1, Four-Sided Architecture

Request: Reduction of Architectural features for all buildings.

Justification: Many of the building elevations will be screened from public view by the proposed perimeter site security wall.

Design review: Item 2, Building Massing and Articulation

Request: For item I, Horizontal Articulation, we request no variations in roof line, wall plane, no windows are present, no change in wall panel texture, no added columns and no parapets as outlined in (a) through (f).

Justification: The proposed exterior elevations incorporate color patterns. The building will have a defined entrance featuring an attached canopy structure supported by support rods tied back to the building.

B. Design Review, On Site Structures for the Substation

Design Review: Allow for inside the perimeter wall Control Building.

Request: Allow for construction of the Control Building to support Substation operations.

Justification: The Control Building exterior elevations and roof design will complement the existing site buildings and contain and protects the required electrical gear.

4. Special Use Permit

A. Section 30.03.08 Public and Quasi-Public Spaces

Request: Request a Special Use Permit Per Title 30, Chapter 30.03 Use Regulations, B. Utilities, 6. Public Utility Structure for relocation of lines, additional Utility Poles, Substation with Building and Switching Yard for construction within the IP zoning. The entire perimeter of the Substation and Switching Yard shall be screened by a 12 foot high decorative grey split face CMU wall with an additional 3 foot high decorative wrought iron picket structure on top of the CMU wall.

The proposed use complies with all applicable provisions of the development code. The use is compatible with the adjacent uses in terms of scale, site design, operating characteristics, and hours of operation. The proposed use will be in operation 24 hours a day, 365 days a year and requires no employees at the site. There will be no traffic generation, lighting, noise, odor, dust, or other adverse impacts from the project excepting the temporary construction of the project which is anticipated to be minimal. No public services are required resulting in no adverse impacts on public service levels. Scheduled inspections are required by regulation and performed on a regular basis (typically once a month), maintenance is performed when required to maintain safe and efficient operation. No significant adverse impacts on the natural environment are anticipated. This proposed facility will receive power via overhead lines from NV Energy and provide power for adjacent Switch buildings.

Justification: The approval of this Special Use Permit will allow the relocation of overhead power lines and service to the proposed Switchyard and Substation which will service the proposed Data Center Building campus.

5. Comprehensive Planning Sustainability Provision

Please find attached to this Justification Letter the completed Comprehensive Planning Sustainability Provision form with 6.5 Total Points for this NON-RESIDENTIAL development type. Per Title 30, Section 30.04.05 J. Sustainability Options with further descriptions as follows:

- a. Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt). Each building will provide an outdoor 120-volt duplex outlet under the building shade canopy for 1 point total.
- b. Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt). Please see calculation and shading on sheet A.9 for existing Natural Areas which totals 221,758 SF for 13.55% of the Site Area.
- c. Cool Roofs: Provide roof w/SRI=to or > 78 for low slope roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt). All proposed buildings will utilize an MR24 22 GA. prefinished metal roof panel, Cool Solar White in color, Reflectance 71.7, Emittance 0.85, and SRI 87 which meets the minimum standards.
- d. Shade Structures: Provide shade/awnings over 50% of south/west windows and doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang). All three south facing doors will utilize a shade canopy which will extend 8 feet from the exterior building wall. Points as follows: 50%+25%+25%=100% (3 pts).
- e. Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt). Building entrance will utilize a shade canopy at ADA door entrance.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-50027-I IS MOUNTAIN, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise.
 JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-306-003; 177-19-402-002; 177-19-402-003; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion), 4620 W. Richmar Avenue (portion), 4740 W. Meranto Avenue (portion)
- Site Acreage: 55.1
- Project Type: Industrial subdivision for a data center with public utility structures
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision consisting of 55.10 acres. Access to the subdivision will be granted via commercial driveways located along Decatur Boulevard, Serene Avenue, Richmar Avenue, and Gary Avenue.

Prior Land Use Requests (except for APN-177-19-306-003)

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, & design review for office/warehouses & distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009

Prior Land Use Requests (except for APN-177-19-306-003)

Application Number	Request	Action	Date
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Prior Land Use Requests (APN 177-19-306-003 only)

Application Number	Request	Action	Date
UC-1879-05 (ET-0030-08)	First extension of time to commence an accessory structure and exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	March 2008
UC-1879-05	Allow an accessory structure to exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP (AE-60)	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20 (AE-60)	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
VS-26-0104	A request to vacate patent easements and rights-of-way is a companion item on this agenda.
UC-26-0105	A request for a use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	Waiver of conditions of a zone change is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge TM-23-500121.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24'; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



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

APPLICATION NUMBER(s): TM-26-500027 & WC-26-400012

15A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/08/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

UPPER/LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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 2/5/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100969

ASSESSOR PARCEL #(s): 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-402-002, 177-19-402-003, 177-19-402-006

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

DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and Switching Station on approximately 52.547 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003, and 177-19-402-003 from RS20 to IP. We request several vacation of easements along Meranto Ave., Richmar Ave. and Gary Ave. We request a Tentative Map for all parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter. We also request approval for a Special Use Permit for a Substation, Switching Yard and Overhead Transmission Line Relocation with additional power poles.

PROPERTY OWNER INFORMATION

NAME: I 15 Mountain LLC

ADDRESS: 505 E. Windmill LN STE 1C #110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-951-5395

CELL 702-951-5395

APPLICANT INFORMATION (information must match online application)

NAME: DECATUR SILVERADO INDUSTRIAL, LLC c/o Jeff Thomson

ADDRESS: 3227 E. Warm Springs Road Ste 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-951-5395

CELL 702-951-5395

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Roxanne Leigh - Westwood Professional Services

ADDRESS: 5725 W. Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 284-5331

CELL (702) 284-5331

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)* Manager

Jeff Thomson
Property Owner (Print)
Decatur-Silverado Industrial, LLC

01/20/2021
Date

December 10, 2025

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE:
Expunge Conditions of Approval from ZC-23-0571, VS-23-0572, and TM-23-500121

To whom it may concern:

Switch Armory Campus respectfully submits this letter to request expunging specific existing "Conditions of Approval" from ZC-23-0571 along with all "Conditions of Approvals" for VS-23-0572 and TM-23-500121 for your review and action.

Project Description: The proposed Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, one Shade Structure for Electrical Gear, and one Switching Station on approximately 51.58 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). The parcels are 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-401-002, 177-19-402-003, and 177-19-402-006.

1. Expunge Specific Existing Conditions of Approval

The project is being processed as a Data Center development in accordance with Title 30. This request is for expunging specific existing Conditions of Approval of ZC-23-0571 needed to develop the site and anticipated product.

A. Public Works – Development Review “Full Off-Site Improvements”

Condition: Per ZC-23-0571, Conditions of Approval, Publics Works – Development Review comment for “Full off-site improvements;”.

Request: To expunge full offsite improvements for W. Serene Avenue, APN 177-19-302-007 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Serene Ave. will not be a part of the overall campus and will remain undeveloped.

B. Public Works – Development Review “Full Off-Site Improvements”

Condition: Per ZC-23-0571, Conditions of Approval, Publics Works – Development Review comment for “Full off-site improvements;”.

Request: To expunge full offsite improvements for Gary Avenue, APN 177-19-402-006 since no development will occur to support the Data Center, Sub-Station and Switch Yard campus. Full offsite improvements to be waived shall include curb, gutter, sidewalks, streetlights, and partial paving.

Justification: The street facing portion is in the middle of undeveloped street sections with no connection to a developed half street section. The portion of each parcel that faces Gary Ave. will not be a part of the overall campus and will remain undeveloped.

C. Public Works – Development Review Expunge Serene Ave. Northeast Driveway Signage

Condition: Per ZC-23-0571, Conditions of Approval, Publics Works – Development Review comment for “Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns;”.

Request: To expunge signage prohibiting left hand turns at this location.

Justification: This entrance is designed for truck deliveries as defined by the increased width and setback from Serene Ave. to the entry and exit gates. This primary entry/exit to the developed site will reduce traffic at the Decatur Blvd. gate entry/exit and will require left and right turning capabilities on to Serene Ave.

2. Expunge All Existing Conditions of Approval

A. Conditions of Approval for VS-23-0572.

Condition: Per VS-23-0574, Conditions of Approval were added from Comprehensive Planning and Public Works.

Request: To expunge all Conditions of Approval associated with this approval.

Justification: The current application will include all easement vacations for your review and approval.

B. Conditions of Approval for TM-23-500121.

Condition: Per TM-23-500121, Conditions of Approval were added from Comprehensive Planning, Public Works and Clark County Water Reclamation District.

Request: To expunge all Conditions of Approval associated with this approval.

Justification: The current application will include a new proposed tentative map for your review and approval.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0098-185 BCC, LLC:

ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:
177-16-102-029

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 185 E. Windmill Lane
- Site Acreage: 0.92
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for a proposed retail and office center. According to the applicant, multiple properties along Windmill Lane are now being zoned for commercial uses which means Windmill Lane is transitioning to a commercial corridor. Furthermore, approval of the zone change request will allow the applicant to construct a new commercial building on site as the existing structure will be demolished.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-15-901102	Administrative zoning compliance for a community residence - expired	Approved by ZA	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-26-0099	Use permits, waivers of development standards, and design reviews for a retail and office center with outdoor activity area is a companion item on this agenda.
VS-26-0100	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located on three sides by properties that are currently zoned for CG. In addition, other CG zoned properties also exist along the Windmill Lane corridor. Windmill Lane is a 100 foot wide arterial street and can accommodate the proposed zoning. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; 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.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARISSA FEHRMAN

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

DRAFT



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

16A

APPLICATION NUMBER(s): ZC-26-0098, UC/WS/DR-26-0099, VS-26-100

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

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

Date: 3/11/2026

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. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 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

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-102-029

PROPERTY ADDRESS/ CROSS STREETS: 185 E Windmill Ln

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to CG and design review of commercial building.

PROPERTY OWNER INFORMATION

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7085

CELL _____

EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Cody W. Clark
Property Owner (Print)

6/26/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

February 12, 2026

VIA ELECTRONIC UPLOAD

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

Re: APR-25-100577 – 185 E. Windmill – Special Use Permit, Design Review and Waivers

To Whom It May Concern:

Please be advised our office represents 185 BCC LLC (the “Applicant”) in the above-referenced matter. The subject property is on 0.92 acres, located near the intersection of Windmill Lane and Gillespie Street, otherwise known as APN: 177-16-102-029 (the “Site”). The Site is currently zoned Residential Single Family (RS20) and master-planned Neighborhood Commercial (NC).

To the north of the Site across Windmill Lane is vacant property zoned RS20 and master-planned NC. To the south is single-family residential, zoned RS20 in the NPO-RNP and master-planned Ranch Estate Neighborhood (up to 2 d.u./ac) (RE). An approximate 20’-0” drainage channel further separates the Site from the single-family residential to the south. To the east of the Site is vacant property zoned Commercial General (CG) on the northern half and Commercial Professional (CP) on the southern half, approved for an office building with manager’s units via 22-0312. It is also master-planned NC. To the west of the Site is vacant property zoned CG and master-planned NC where a mini-storage facility is approved. All property south of Windmill Lane between Rancho Destino Road and Gillespie Street is currently zoned commercial except for the subject Site.

The Applicant requests a design review of a proposed commercial building as well as a special use permit for a *Recreational or Entertainment Facility*. The Applicant is also requesting a zone change from RS20 to CG which is submitted concurrently herewith.

Design Review

There will be two (2) commercial buildings constructed on Site. Building 1 is approximately 4,798 SF and is comprised of four (4) units. Building 2 is approximately 6,025 SF and is comprised of five (5) units. The two buildings are situated on the western half of the Site; the front of each building faces east toward the parking area. The total building square footage is approximately 10,823 SF. The units range from 1,164 SF to 1,245 SF in size. The maximum height

of the building is 22 feet where 35 feet is permitted per the NPO/RNP standards as required by Section 30.4.06. All minimum setbacks are met for the CG zoning district. Additionally, the rear setbacks for primary and accessory structures for RS20 zoning districts are met. The two buildings are separated by a courtyard. The proposed units will be available for office and commercial tenants.

There are 31 total parking spaces where 29 spaces are required. This total includes 2 ADA spaces as required. There are also 5 bicycle parking spaces where 4 are required. Parking lot landscaping will be provided per code requirements, including finger islands. There is a 6-foot and 6.83-foot buffer located on the west and east property lines, respectively. South of Building 2 is a 15-foot landscape buffer. The landscape buffer and additional hardscaped outdoor area, including shade structures and additional open space is approximately 46-feet and 1-inch wide. The southern property line is approximately 53 feet and 9 inches from Building 2.

Building 2 is further separated by the existing 6-foot CMU block wall and 15-foot landscape buffer comprised of a double row of large Shoestring Acacias and large Cedrus Atlantica trees, planted 10-foot O.C. The landscape buffer along the southern property meets the 15-foot minimum buffer width per residential adjacency requirements. Additionally, parking and drive aisles are located 46 feet and 11-inches away from the southern property line. Pedestrian connectivity is also provided via 4.83-foot-wide sidewalks both in front of and behind the buildings. These walkways will be shaded. Permanent shade structures will be located in the southern landscape buffer area to provide shade during the temporary adoption events as described below. As for street landscaping, there are 5 desert willows street trees placed along the Windmill Lane frontage.

The existing structure on Site will be demolished prior to construction of the new building, along with the existing driveway. A new drive aisle will be constructed to meet commercial driveway standards, including the 25' minimum throat depth. Detached sidewalks will also be constructed along Windmill Lane. New 8'-0" decorative CMU block walls be constructed along the east and west property lines. The existing 6'-0" CMU block wall along the southern property line will remain in place. There will also be a proposed smog hut in the northeast corner of the Site for a future smog tenant. The smog hut is considered a *vehicle maintenance* use which is a conditional use in a CG zoning district. The smog hut is well over 200 feet from any area subject to *Residential Adjacency*, per Section 30.04.06. There are two spaces reserved for smog check customers as indicate on the plans.

The proposed buildings are comprised of painted stucco, stained and varnished wood siding, and aluminum storefront window systems. The buildings are situated on the western half of the site and face east due to the dimensions of the lot. A new trash enclosure will be located in the southeast corner of the Site, more than 50' from the southern property line which adheres to the residential adjacency requirement. The design of the proposed development also achieves 8.5 sustainability points where 7 are required:

- Water Efficient Planting (1 point)

- Electric Bicycle (1/2 point)
- Energy Conservation/Solar Gains (1/2 point)
- Cool Roofs (1 point)
- Shaded Walkways (5 point)
- Non-Residential Ventilation (.5)

Special Use Permit – Recreational or Entertainment Facility (Temporary Animal Adoption Events)

The Applicant requests a special use permit for a *Recreational or Entertainment Facility* for the following use:

The Applicant will use the landscaped portion of the Site south of Building 2 to serve as a satellite facility for Jeffrey’s Farm, a 501(c)(3) animal rescue. This location will serve as a scenic viewing and adoption interface for animals that are permanently housed and rehabilitated at the nonprofit’s separate, off-site farm located approximately two miles away. The subject Site will exclusively serve as a meeting point for healthy, fully evaluated animals ready for adoption interaction. The landscaped area on Site is designed to function as a scenic, ancillary outdoor amenity that facilitates adoptions and supports the non-profit mission.

The adoption is facilitated by conducting individual interviews, compatibility checks, and processing adoption paperwork with prospective families. All physical interactions between the public and the animals are strictly monitored and facilitated by trained personnel within designated, barrier-controlled areas. The nonprofit is also engaged in the provision of educational materials and one-on-one counseling regarding responsible animal husbandry, training, and welfare. The landscaped area south of Building 2 provides a scenic setting for adoption-related photography, individualized donor tours, and low-impact, mission-focused awareness activities.

While not an *entertainment facility* in the truest sense, the proposed use is more accurately viewed as a facility to hold temporary, sporadic animal adoption events by the non-profit. The non-profit will also be a tenant in Building 2 that will manage the temporary adoption events when scheduled on-site. The general management, record-keeping, and administrative operations will be conducted in the nonprofit’s designated commercial office suite on the premises.

The designated outdoor area will be fully enclosed by secure perimeter fencing to ensure the safety of the animals and prevent unauthorized public access from the adjacent commercial parking areas. Any exterior lighting utilized during early morning or evening operational windows is strictly shielded, and compliant with commercial light trespass ordinances to ensure zero glare impact on adjacent properties.

The adoption events will occur not more than 10 times a month throughout the year. The animals will not permanently live on the Site and instead, will be transported to and from the Site for the temporary adoption events. The adoption events may occur between the hours of 6 AM to 10 PM, though the exact timing of adoption events will vary based on time of year and weather.

The hours listed above provide the nonprofit with operational flexibility that considers animal welfare and avoids exposure to extreme seasonal temperatures. During the operational window, visitor volume is strictly managed via appointment to ensure daily traffic remains consistently low, orderly, and well within the site's overall designated parking and infrastructural capacity.

Broadly speaking, the nonprofit targets small mammals, reptiles, avian and livestock, which does not include household pets, such as dogs or cats. The animals will vary from small, medium and large animals per Title 30's definition and will not include any exotic or dangerous animals as governed by Chapter 10.04 of the Clark County Code. The facility will accommodate the short-term viewing and adoption assessment of various species, including but not limited to:

- **Small Mammals** (e.g., Rabbits, Guinea Pigs, Ferrets, Chinchillas)
- **Reptiles & Amphibians** (e.g., Snakes, Tortoises, Turtles, Lizards)
- **Avian & Aquatics** (e.g., standard domestic birds, excluding noise-nuisance species such as roosters or peafowl; Fish)
- **Livestock** (Small, Medium, and Large therapeutic, ambassador, or specialized rescue varieties, strictly excluding any species classified as inherently dangerous, prohibited, or a known noise-nuisance by local commercial zoning ordinances). Managed on a limited, rotational basis to ensure a quiet environment and mitigate any potential disruption to adjacent commercial tenants.

The nonprofit tenant will utilize both its indoor space as well as the landscaped outdoor area. The facility does not operate as an overnight boarding kennel, and the animals will not reside on the property. This facility operates as a non-profit adoption center. It is not a retail pet store and does not engage in the commercial sale of animals or pet supplies. There will be a permanent shade structures, along with integrated landscape fencing and temporary mobile enclosures during adoption events.

All temporary enclosures used during the adoption events are equipped with appropriate shade, temperature mitigation (e.g., adequate ventilation, natural shade, or localized evaporative cooling as appropriate), fresh water, and food for the duration of the animal's presence. Any feed kept on-site is strictly managed in secure, pest-proof, and fire-compliant storage containers. Solid animal waste will be cleared from enclosures daily using dry methods (e.g., sweeping, absorbent bedding) to prevent runoff.

The area will be subsequently spot-sanitized via targeted spray-and-wipe applications using standard, compliant veterinary disinfectants, ensuring zero liquid runoff. All waste is sealed in designated, odor-proof commercial receptacles and removed via contracted refuse services utilizing discreet access routes. The Site maintains a strict, proactive vector and pest control program to prevent odor accumulation, insects, or unreasonable impact on adjacent tenants or public walkways.

A *Recreational or Entertainment Facility* is a conditional use in a CG zoning district. Title 30 imposes the following conditions on the use:

- (a) **In commercial districts, this use shall be limited to indoor-only recreation.**
- (b) In the CR district, an establishment must be in conjunction with a hotel or motel, resort hotel or rural resort hotel.
- (c) Off-premises signage is allowed for facilities governed by a public-body created by NRS.

The Applicant requests a special use permit to waive subsection (a) as the adoption events will not be limited to indoor-only. There will, however, be indoor space allocated to the nonprofit tenant associated with adoption events within close proximity to the landscaped area for convenience and safety.

There will also be ample buffering and screening provided by the intense landscape buffer along the southern property line. The landscaped area will be further secured by temporary enclosures for the safe keeping of the animals during the temporary adoption events. The available parking and access to the Site will not be obstructed by the temporary adoption events. Therefore, a special use permit for a *Recreational or Entertainment Facility* for temporary animal adoption events only is justified for this use.

Waiver of Development Standards

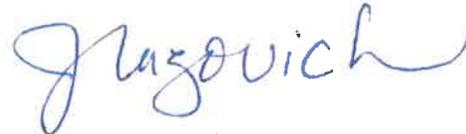
1) Buffering and Screening – Screen Wall

Per Section 30.04.02, a 15-foot landscape buffer and 8-foot decorative screen wall is required since the commercial Site is adjacent to residential to the south. However, this waiver is justified for several reasons. First, there is an existing 6-foot wall on the Site. A redundant wall would create unwanted dead space for trash, debris and illegal activity. Second, Building 2 is approximately 53'-9" from the southern property line and will be further buffered by the large landscaped area in the southern portion of the Site, including a double row of large trees. Third, a flood channel further separates the Site from the residential to the south. When looking at the Site, there is only one side-loaded house that is truly adjacent to the Site. The existing wall and proposed landscape area will serve as adequate buffering and screening from the Site.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "JLazovich". The signature is written in a cursive, flowing style.

Jennifer Lazovich

JL/mtf

04/08/26 BCC AGENDA SHEET

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0100-185 BCC, LLC:**

VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Gilespie Street within Enterprise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:
177-16-102-029

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is requesting to vacate right-of-way to allow a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-15-901102	Administrative zoning compliance for a community residence - expired	Approved by ZA	November 2015

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-26-0098	A zone change from RS20 to CG is a companion item on this agenda.
UC-26-0099	A use permit, waivers of development standards, and design reviews for a retail and office center with outdoor activity area is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARISSA FEHRMAN

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

DRAFT



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

APPLICATION NUMBER(s): ZC-26-0098, UC/WS/DR-26-0099, VS-26-100 **17A**

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

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

Date: 3/11/2026

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. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-102-029

PROPERTY ADDRESS/ CROSS STREETS: 185 E Windmill Ln

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to CG and design review of commercial building.

PROPERTY OWNER INFORMATION

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7085

CELL _____

EMAIL: _____

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

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

Cody W. Clark
Property Owner (Print)

6/26/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

November 25, 2025

VIA ELECTRONIC UPLOAD

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

Re: APR-25-100577 – 185 E. Windmill – Vacation

To Whom It May Concern:

Please be advised our office represents 185 BCC LLC (the “Applicant”) in the above-referenced matter. The subject property is located on 0.92 acres located near the intersection of Windmill Lane and Gillespie Street, otherwise known as APN: 177-16-102-029 (the “Site”). The Site is currently zoned Residential Single Family (RS20) and master planned Neighborhood Commercial (NC). The Applicant is proposing a new office/commercial building as well as use permit for *Recreational or Entertainment Facility* use on Site, specifically for animal adoption events. Separate applications for a zone change, use permit and design review are submitted concurrently herewith.

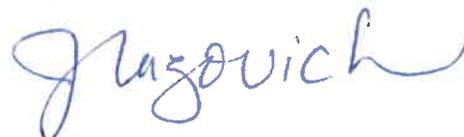
The Applicant requests a vacation of the following:

- A 5'-0" vacation of a portion of the Windmill Lane right-of-way. The proposed vacation will accommodate for the proposed detached sidewalk that will be located along the street frontage.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0099-185 BCC, LLC:

USE PERMITS for the following: 1) recreational and entertainment facility; and 2) vehicle maintenance and repair.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Gilespie Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-102-029

WAIVER OF DEVELOPMENT STANDARDS:

Allow an existing 6 foot high decorative wall where an 8 foot high decorative screen wall is required per Section 30.04.02C (a 25% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 185 E. Windmill Lane
- Site Acreage: 0.92
- Project Type: Retail, office, recreational or entertainment facility (animal adoption, goat yoga, field trips)
- Number of Stories: 1
- Building Height (feet): 24 Building 1 / 24 Building 2 / 12 smog check/ 11 shade structures
- Square Feet: 4,798 retail / 6,025 office / 80 smog check / 390 each shade structure
- Parking Required/Provided: 29 / 31
- Sustainability Required/Provided: 7 / 8.5

Site Plan

Access to the site is from the north along Windmill Lane with a northern Building #1 for retail uses and a southern Building #2 for office uses. The buildings are located along the west side of the property with parking on the east side of the property. A smog check building with outdoor

in ground dyno test rollers is located at the northeast corner of the parking lot and is approximately 230 from the nearest RNP-NPO boundary. A sidewalk runs along the east and west sides of each building with a shared courtyard between the buildings. Bicycle parking, including electric bicycle parking, is located at the north end of the parking lot, adjacent to Building #1. The trash enclosure is located 63 feet north of the south property line and meets residential adjacency standards. The portion of the property located in the area immediately north of the buffer landscaping will include the animal adoption facilities, including the 4 shade structures, animal pens, and accessible pad sites for pedestrian ADA access. The outdoor area will be used for goat yoga events and separately to educate adults and children visitors about animal adoptions. The in-ground dyno for the smog is considered a vehicle maintenance and repair and is not being store indoor, necessitating a use permit.

Landscaping

Street landscaping is provided along Windmill in areas outside the sight visibility zones. Parking lot landscaping is provided in landscape islands for every 6 spaces. A 6 foot wide area with decorative rock only is located along the east property line. A 15 foot wide area of landscaping with a double row of evergreen trees is shown along the south property line as a buffer to the single-family residences.

Elevations

The elevations depict stucco sided buildings with stained wood accent siding and flat roofs with 3 height variations in the top 8 feet of each structure. Aluminum storefront windows and doors are on the east façade and windows only are on the north and south facades of both buildings. Three foot deep metal awnings are located above each of the 9 emergency access doors along the west side of both buildings. The buildings are connected by façade treatments on the east and west side, creating a courtyard between the buildings.

Four, 11 foot high shade sails are located on the south side of the buildings.

The smog hut will match the stucco and color design of the buildings with a primary opening on the south side facing the dedicated dyno parking space.

Floor Plans

Building #1 includes 4 suites and Building #2 includes 5 suites. All suites range in size from 1,164 square feet to 1,245 square feet.

Applicant's Justification

The applicant is requesting a recreational/entertainment facility use permit to allow a future user of one of the proposed office spaces on site to operate temporary events for animal adoptions up to 10 times a month during the year between the hours of 6:00 AM and 10:00 PM. The adoption events would share the buffer landscaping area and include a shade structure and animal pens that are only used during daytime hours. Animals will be delivered to the property for daytime adoption events to be held in the landscaped areas south of the building. Remaining animals will be removed from the property after events. No household pets like dogs or cats will be included in the animal adoption events. Small mammals (rabbits, guinea pigs, ferrets, and chinchillas), reptiles and amphibians, avian and aquatic species, and a variety of livestock animals are

included in the adoption events. No exotic or dangerous animals governed by Clark County code chapter 10.04 are included in adoption events. Other events will include goat yoga and education of school kids and adult visitors about the adoption process.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-15-901102	Administrative zoning compliance for a community residence – expired	Approved by ZA	November 2015

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-26-0098	A zone change from RS20 to CG is a companion item on this agenda.
VS-26-0100	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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.

Use Permits #1

The use permit request is for recreation and entertainment events that take place during daytime hours and are limited to individual days with all activity being removed at the end of each daily event. The landscape area south of the building includes the required 15 foot wide buffer area with a double row of evergreen trees and provide an effective buffer from the proposed animal adoption use, goat yoga, adult and school visitors. Four shade structures are included in the

south landscape area for additional screening and shade. The events are limited to daytime hours and will not exceed 10 events per month. The animals being adopted include livestock and other small, medium, and large animals. Some of the livestock adoptions are for animals that are encouraged and protected in NPO areas. Staff supports the use permit.

Use Permits #2

The proposed dyno machine is in-ground at a dedicated smog parking space with a cover and will be locked when not in use, and meets the intent of the code by screening the dyno from view. Staff supports the use permit.

Waiver of Development Standards

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

The existing 6 foot high CMU wall is adjacent to an existing 23 foot wide public drainage channel that has another screen wall on the south side of the easement north of the adjacent home to the south. The grade for the homes to the south of this site are approximately 2 feet higher than the subject property. The combination of the drainage channel and 2 screen walls will provide adequate buffering and meet the intent of the code for this property. Staff supports the waiver request.

Design Review

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

The proposed buildings feature four-sided designs, enhanced facades, enhanced roof planes, and a large amount of aluminum storefront glass on the east, north, and south sides of the buildings to enhance the property. The vehicle maintenance smog facility is located on the north side of the property and will not create an unsightly or undesirable appearance. Staff supports the design review.

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

- Outdoor events, including but not limited to animal adoptions, goat yoga, and adoption visitors are limited to the hours of 6:00 a.m. to 10:00 p.m.;
- Limited to 10 outdoor events per month, which shall be tracked by the property owner or their designee;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that compliance with the above conditions is mandatory and violations may result in the revocation of the use permit; 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 Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Outdoor events, including but not limited to animal adoptions, goat yoga, and adoption visitors are limited to the hours of 6:00 a.m. to 10:00 p.m.;
- Limited to 10 outdoor events per month, which shall be tracked by the property owner or their designee;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that compliance with the above conditions is mandatory and violations may result in the revocation of the use permit; 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 Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARISSA FEHRMAN

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

DRAFT



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

18A

APPLICATION NUMBER(s): ZC-26-0098, UC/WS/DR-26-0099, VS-26-100

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

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

Date: 3/11/2026

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. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

BUNKERVILLE

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

ENTERPRISE

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

LONE MOUNTAIN

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

LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

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

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-102-029

PROPERTY ADDRESS/ CROSS STREETS: 185 E Windmill Ln

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to CG and design review of commercial building.

PROPERTY OWNER INFORMATION

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: 185 BCC LLC

ADDRESS: 4385 W Pebble Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID # _____

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7085

CELL _____

EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Cody W. Clark
Property Owner (Print)

6/26/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

February 12, 2026

VIA ELECTRONIC UPLOAD

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

Re: APR-25-100577 – 185 E. Windmill – Special Use Permit, Design Review and Waivers

To Whom It May Concern:

Please be advised our office represents 185 BCC LLC (the “Applicant”) in the above-referenced matter. The subject property is on 0.92 acres, located near the intersection of Windmill Lane and Gillespie Street, otherwise known as APN: 177-16-102-029 (the “Site”). The Site is currently zoned Residential Single Family (RS20) and master-planned Neighborhood Commercial (NC).

To the north of the Site across Windmill Lane is vacant property zoned RS20 and master-planned NC. To the south is single-family residential, zoned RS20 in the NPO-RNP and master-planned Ranch Estate Neighborhood (up to 2 d.u./ac) (RE). An approximate 20’-0” drainage channel further separates the Site from the single-family residential to the south. To the east of the Site is vacant property zoned Commercial General (CG) on the northern half and Commercial Professional (CP) on the southern half, approved for an office building with manager’s units via 22-0312. It is also master-planned NC. To the west of the Site is vacant property zoned CG and master-planned NC where a mini-storage facility is approved. All property south of Windmill Lane between Rancho Destino Road and Gillespie Street is currently zoned commercial except for the subject Site.

The Applicant requests a design review of a proposed commercial building as well as a special use permit for a *Recreational or Entertainment Facility*. The Applicant is also requesting a zone change from RS20 to CG which is submitted concurrently herewith.

Design Review

There will be two (2) commercial buildings constructed on Site. Building 1 is approximately 4,798 SF and is comprised of four (4) units. Building 2 is approximately 6,025 SF and is comprised of five (5) units. The two buildings are situated on the western half of the Site; the front of each building faces east toward the parking area. The total building square footage is approximately 10,823 SF. The units range from 1,164 SF to 1,245 SF in size. The maximum height

of the building is 22 feet where 35 feet is permitted per the NPO/RNP standards as required by Section 30.4.06. All minimum setbacks are met for the CG zoning district. Additionally, the rear setbacks for primary and accessory structures for RS20 zoning districts are met. The two buildings are separated by a courtyard. The proposed units will be available for office and commercial tenants.

There are 31 total parking spaces where 29 spaces are required. This total includes 2 ADA spaces as required. There are also 5 bicycle parking spaces where 4 are required. Parking lot landscaping will be provided per code requirements, including finger islands. There is a 6-foot and 6.83-foot buffer located on the west and east property lines, respectively. South of Building 2 is a 15-foot landscape buffer. The landscape buffer and additional hardscaped outdoor area, including shade structures and additional open space is approximately 46-feet and 1-inch wide. The southern property line is approximately 53 feet and 9 inches from Building 2.

Building 2 is further separated by the existing 6-foot CMU block wall and 15-foot landscape buffer comprised of a double row of large Shoestring Acacias and large Cedrus Atlantica trees, planted 10-foot O.C. The landscape buffer along the southern property meets the 15-foot minimum buffer width per residential adjacency requirements. Additionally, parking and drive aisles are located 46 feet and 11-inches away from the southern property line. Pedestrian connectivity is also provided via 4.83-foot-wide sidewalks both in front of and behind the buildings. These walkways will be shaded. Permanent shade structures will be located in the southern landscape buffer area to provide shade during the temporary adoption events as described below. As for street landscaping, there are 5 desert willows street trees placed along the Windmill Lane frontage.

The existing structure on Site will be demolished prior to construction of the new building, along with the existing driveway. A new drive aisle will be constructed to meet commercial driveway standards, including the 25' minimum throat depth. Detached sidewalks will also be constructed along Windmill Lane. New 8'-0" decorative CMU block walls be constructed along the east and west property lines. The existing 6'-0" CMU block wall along the southern property line will remain in place. There will also be a proposed smog hut in the northeast corner of the Site for a future smog tenant. The smog hut is considered a *vehicle maintenance* use which is a conditional use in a CG zoning district. The smog hut is well over 200 feet from any area subject to *Residential Adjacency*, per Section 30.04.06. There are two spaces reserved for smog check customers as indicate on the plans.

The proposed buildings are comprised of painted stucco, stained and varnished wood siding, and aluminum storefront window systems. The buildings are situated on the western half of the site and face east due to the dimensions of the lot. A new trash enclosure will be located in the southeast corner of the Site, more than 50' from the southern property line which adheres to the residential adjacency requirement. The design of the proposed development also achieves 8.5 sustainability points where 7 are required:

- Water Efficient Planting (1 point)

- Electric Bicycle (1/2 point)
- Energy Conservation/Solar Gains (1/2 point)
- Cool Roofs (1 point)
- Shaded Walkways (5 point)
- Non-Residential Ventilation (.5)

Special Use Permit – Recreational or Entertainment Facility (Temporary Animal Adoption Events)

The Applicant requests a special use permit for a *Recreational or Entertainment Facility* for the following use:

The Applicant will use the landscaped portion of the Site south of Building 2 to serve as a satellite facility for Jeffrey's Farm, a 501(c)(3) animal rescue. This location will serve as a scenic viewing and adoption interface for animals that are permanently housed and rehabilitated at the nonprofit's separate, off-site farm located approximately two miles away. The subject Site will exclusively serve as a meeting point for healthy, fully evaluated animals ready for adoption interaction. The landscaped area on Site is designed to function as a scenic, ancillary outdoor amenity that facilitates adoptions and supports the non-profit mission.

The adoption is facilitated by conducting individual interviews, compatibility checks, and processing adoption paperwork with prospective families. All physical interactions between the public and the animals are strictly monitored and facilitated by trained personnel within designated, barrier-controlled areas. The nonprofit is also engaged in the provision of educational materials and one-on-one counseling regarding responsible animal husbandry, training, and welfare. The landscaped area south of Building 2 provides a scenic setting for adoption-related photography, individualized donor tours, and low-impact, mission-focused awareness activities.

While not an *entertainment facility* in the truest sense, the proposed use is more accurately viewed as a facility to hold temporary, sporadic animal adoption events by the non-profit. The non-profit will also be a tenant in Building 2 that will manage the temporary adoption events when scheduled on-site. The general management, record-keeping, and administrative operations will be conducted in the nonprofit's designated commercial office suite on the premises.

The designated outdoor area will be fully enclosed by secure perimeter fencing to ensure the safety of the animals and prevent unauthorized public access from the adjacent commercial parking areas. Any exterior lighting utilized during early morning or evening operational windows is strictly shielded, and compliant with commercial light trespass ordinances to ensure zero glare impact on adjacent properties.

The adoption events will occur not more than 10 times a month throughout the year. The animals will not permanently live on the Site and instead, will be transported to and from the Site for the temporary adoption events. The adoption events may occur between the hours of 6 AM to 10 PM, though the exact timing of adoption events will vary based on time of year and weather.

The hours listed above provide the nonprofit with operational flexibility that considers animal welfare and avoids exposure to extreme seasonal temperatures. During the operational window, visitor volume is strictly managed via appointment to ensure daily traffic remains consistently low, orderly, and well within the site's overall designated parking and infrastructural capacity.

Broadly speaking, the nonprofit targets small mammals, reptiles, avian and livestock, which does not include household pets, such as dogs or cats. The animals will vary from small, medium and large animals per Title 30's definition and will not include any exotic or dangerous animals as governed by Chapter 10.04 of the Clark County Code. The facility will accommodate the short-term viewing and adoption assessment of various species, including but not limited to:

- **Small Mammals** (e.g., Rabbits, Guinea Pigs, Ferrets, Chinchillas)
- **Reptiles & Amphibians** (e.g., Snakes, Tortoises, Turtles, Lizards)
- **Avian & Aquatics** (e.g., standard domestic birds, excluding noise-nuisance species such as roosters or peafowl; Fish)
- **Livestock** (Small, Medium, and Large therapeutic, ambassador, or specialized rescue varieties, strictly excluding any species classified as inherently dangerous, prohibited, or a known noise-nuisance by local commercial zoning ordinances). Managed on a limited, rotational basis to ensure a quiet environment and mitigate any potential disruption to adjacent commercial tenants.

The nonprofit tenant will utilize both its indoor space as well as the landscaped outdoor area. The facility does not operate as an overnight boarding kennel, and the animals will not reside on the property. This facility operates as a non-profit adoption center. It is not a retail pet store and does not engage in the commercial sale of animals or pet supplies. There will be a permanent shade structures, along with integrated landscape fencing and temporary mobile enclosures during adoption events.

All temporary enclosures used during the adoption events are equipped with appropriate shade, temperature mitigation (e.g., adequate ventilation, natural shade, or localized evaporative cooling as appropriate), fresh water, and food for the duration of the animal's presence. Any feed kept on-site is strictly managed in secure, pest-proof, and fire-compliant storage containers. Solid animal waste will be cleared from enclosures daily using dry methods (e.g., sweeping, absorbent bedding) to prevent runoff.

The area will be subsequently spot-sanitized via targeted spray-and-wipe applications using standard, compliant veterinary disinfectants, ensuring zero liquid runoff. All waste is sealed in designated, odor-proof commercial receptacles and removed via contracted refuse services utilizing discreet access routes. The Site maintains a strict, proactive vector and pest control program to prevent odor accumulation, insects, or unreasonable impact on adjacent tenants or public walkways.

A *Recreational or Entertainment Facility* is a conditional use in a CG zoning district. Title 30 imposes the following conditions on the use:

- (a) **In commercial districts, this use shall be limited to indoor-only recreation.**
- (b) In the CR district, an establishment must be in conjunction with a hotel or motel, resort hotel or rural resort hotel.
- (c) Off-premises signage is allowed for facilities governed by a public-body created by NRS.

The Applicant requests a special use permit to waive subsection (a) as the adoption events will not be limited to indoor-only. There will, however, be indoor space allocated to the nonprofit tenant associated with adoption events within close proximity to the landscaped area for convenience and safety.

There will also be ample buffering and screening provided by the intense landscape buffer along the southern property line. The landscaped area will be further secured by temporary enclosures for the safe keeping of the animals during the temporary adoption events. The available parking and access to the Site will not be obstructed by the temporary adoption events. Therefore, a special use permit for a *Recreational or Entertainment Facility* for temporary animal adoption events only is justified for this use.

Waiver of Development Standards

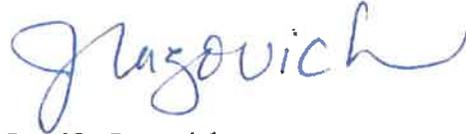
1) Buffering and Screening – Screen Wall

Per Section 30.04.02, a 15-foot landscape buffer and 8-foot decorative screen wall is required since the commercial Site is adjacent to residential to the south. However, this waiver is justified for several reasons. First, there is an existing 6-foot wall on the Site. A redundant wall would create unwanted dead space for trash, debris and illegal activity. Second, Building 2 is approximately 53'-9" from the southern property line and will be further buffered by the large landscaped area in the southern portion of the Site, including a double row of large trees. Third, a flood channel further separates the Site from the residential to the south. When looking at the Site, there is only one side-loaded house that is truly adjacent to the Site. The existing wall and proposed landscape area will serve as adequate buffering and screening from the Site.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "JLazovich". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

Jennifer Lazovich

JL/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0094-NGUYEN DUNG T & METZ DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) overlay.

Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of the wall along the north (side interior) property line and not within the first 15 feet of the front setback to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
 - b. Increase the height of the wall along the west (rear) property line to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
 - c. Increase the height of the decorative fence within the first 15 feet of the front setback to 8 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
2. Allow 2 residential driveways where a maximum of 1 driveway is permitted per Uniform Standard Drawing 222.1 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11185 Placid Street
- Site Acreage: 1.14
- Project Type: Increase fence/wall height and 2nd driveway

Site Plan

The site plan depicts a single-family residential lot with 2 existing driveways on Placid Street and an 8 foot high wall proposed along the north and west property lines. A decorative fence consisting of a 2 foot 6 inch high wall and a 5 feet 6 inches high wrought iron fence on top and 8

feet tall pilasters, is shown within the front setback, 20 feet west of the east property line. There are 2 driveways shown at the east side of the property. There are 2 driveways along the street: the north driveway is located 12 feet from the north property line and is 20 feet wide, with a gated access located 20 feet west of the east property line; and the south driveway is located 56 feet north of the south property line and is 16 feet wide, with a gated access located 20 feet west of the east property line.

Landscaping

Landscaping is not a part of this application.

Applicant's Justification

The applicant is requesting an 8 foot high CMU screen wall on the west and north property lines. The east side 8 feet high decorative fence will be a combination of 2.5 foot high wall and 5.5 feet high wrought iron fencing and masonry columns in between, set 8 feet apart. The proposed walls and additional gated driveway design will not affect vehicular traffic or cause any life safety problems with this property being located at the end of the street in a residential neighborhood.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The additional wall height is not consistent with Title 30 standards for fences and walls or the standards for properties within the NPO-RNP overlay district. The proposed height is not compatible with properties within the area. Additionally, waivers for increased fence and wall

height are strongly discouraged in NPO-RNP standards. Lastly, there is no compelling justification for the fence/wall height increase. Staff cannot support the waiver requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the request for the additional driveway as it has no conflicts with traffic as the street ends to the south.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage culverts within the public right-of-way to be maintained by the property owner.
- Applicant is advised that signs, structures, and landscaping shall not encroach into the sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMAS MCCLEISTER

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074



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

19A

APPLICATION NUMBER(s): WS-26-0094

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

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

Date: 3/11/2026

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. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

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

GOODSPRINGS

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

INDIAN SPRINGS

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

LAUGHLIN

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

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

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1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101827

ASSESSOR PARCEL #(s): 177-33-801-010

PROPERTY ADDRESS/ CROSS STREETS: Placid & Chartan

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a variance to construct 8'-0" high CMU walls around property with 8'-0" high rolling gates along Placid - Set back 50' from centerline of street.

PROPERTY OWNER INFORMATION

NAME: Dung T Nguyen & David Metz

ADDRESS: 11185 Placid Street

CITY: Las Vegas STATE: NV ZIP CODE: 89183

TELEPHONE: _____ CELL 702-591-9661

APPLICANT INFORMATION (information must match online application)

NAME: Thomas McCleister

ADDRESS: 1904 Tomahawk Drive

CITY: Henderson STATE: NV ZIP CODE: 89074

TELEPHONE: 702-275-4456 CELL 702-275-4456 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as Applicant

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Dung Nguyen
Property Owner (Print)

12/29/2025
Date



JUSTIFICATION LETTER

February 11, 2026

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

RE: Residential Property Line Block Wall Waiver & Driveway Waiver
11185 Placid Street
Las Vegas, NV 89183

To Whom It May Concern:

We are hereby requesting a waiver to increase the height of block walls along the North, West and East property lines to a maximum height of 8'-0". The east side wall will be located 20 feet west of the east property line. These walls will continue to the front of the property along Placid with (2) wide metal rolling gates. See attached site plan.

In addition, we are requesting a waiver of development standards to permit an additional driveway to the east on the property from the main driveway. We don't feel the additional driveway will impact any surrounding lots or cross traffic as this lot is located at the end of a dead end street.

The current zoning for the property is RS20 and is planned to remain. All properties to the east, North and west of this property are also zoned RS20. There is a new development to the south consisting of a development of RS10 lots.

The subject property is located at the south end of Placid where no street improvements will occur for traffic to continue through as the development to the south has capped our street. They were required to add in a fire apparatus turn around space at the south end of Placid in front of the subject property. Furthermore the new 8'-0" wall and gates will be located 50' from the centerline of Placid Street.

We feel our anticipated wall & gate design, as well as our additional driveway, will not affect vehicular traffic or cause any life safety problems as we are located at the end of the street and surrounded by non commercial zoning.

At this time, we kindly request your consideration of our Waiver Requests.



02/11/2026

Thomas McCleister, Architect
TJM Studios

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

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

RELATED INFORMATION:

APN:

177-19-306-003; 177-19-402-003

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4620 W. Richmar Avenue
- Site Acreage: 2.50
- Existing Land Use: Single-family residential and undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since the surrounding properties in the area are already zoned IP, and the request is conforming to the Business Employment (BE) land use category on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-09	Vacate and abandon a portion of right-of-way being Cameron Street	Approved by PC	July 2009
UC-1879-05 (ET-0030-08)	First extension of time to commence an accessory structure and exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	March 2008
UC-1879-05	Use permit to allow an accessory structure to exceed one-half the footprint of a principal dwelling and waive architectural compatibility on the northern parcel	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
UC-26-0105	A use permit, waivers of development standards, and design review for a data center, electric substation, and switching yard is a companion item on this agenda.
VS-26-0104	A vacation and abandonment of easements and portions of right-of-way is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	Waivers of conditions of a zone change requiring full off-site improvements on Serene Avenue and Gary Avenue, and no left turn signage at a driveway along Serene Avenue on properties surrounding the site is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The subject site is an infill piece that is surrounded on all sides by IP zoning. The site is intended to be developed as one project with the surrounding parcels and the request will allow for a uniform zoning district throughout the overall property. The request complies with Policy EN-6.3 which encourages concentrating commercial and industrial uses adjacent to the National Guard Readiness Center to ensure proposed uses are compatible with ongoing operations. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



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

20A

APPLICATION NUMBER(s): ZC-26-0103 & VS-26-0104 & UC-26-0105

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 03/11/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click to enter a date. _____ Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 04/08/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
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Allison Acosta, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

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

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/5/26

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100969

ASSESSOR PARCEL #(s): 177-19-301-005, 177-19-302-005, 177-19-302-007, 177-19-302-013, 177-19-305-002, 177-19-306-002, 177-19-306-003, 177-19-402-002, 177-19-402-003, 177-19-402-006

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

DETAILED SUMMARY PROJECT DESCRIPTION

The Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, and Switching Station on approximately 52.547 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003, and 177-19-402-003 from RS20 to IP. We request several vacation of easements along Meranto Ave., Richmar Ave. and Gary Ave. We request a Tentative Map for all parcels. We request a Design Review along with waiver of Design Standards as noted in the Justification Letter. We also request approval for a Special Use Permit for a Substation, Switching Yard and Overhead Transmission Line Relocation with additional power poles.

PROPERTY OWNER INFORMATION

NAME: I 15 Mountain LLC
ADDRESS: 505 E. Windmill LN STE 1C #110
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-951-5395 CELL 702-951-5395

APPLICANT INFORMATION (information must match online application)

NAME: DECATUR SILVERADO INDUSTRIAL, LLC c/o Jeff Thomson
ADDRESS: 3227 E. Warm Springs Road Ste 200
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: 702-951-5395 CELL 702-951-5395 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Roxanne Leigh - Westwood Professional Services
ADDRESS: 5725 W. Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 284-5331 CELL (702) 284-5331 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)* Manager

Jeff Thomson
Property Owner (Print)
Decatur-Silverado Industrial, LLC

01/20/2026
Date

October 20, 2025

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Switch Armory Campus Justification Letter for a Zone Change.

To whom it may concern:

Switch Armory Campus respectfully submits this Justification Letter for a Conforming Zone Change for the parcels noted below.

Project Description: The proposed Switch Armory Campus consists of three Data Center Buildings, one Fire Pump House, one Substation with Control House Building, one Shade Structure for Electrical Gear, and one Switching Station on approximately 51.58 +/- acres. Planned Land Use is Business Employment (BE) and many parcels are zoned Industrial Park (IP). We request a conforming zone change for two parcels, 177-19-306-003 and 177-19-402-003 from RS20 to IP.

1. Zone Change Request

Request: Request a conforming Zone Change from RS20 to IP for parcels 177-19-306-003, and 177-19-402-003. This zone change request to IP is in conformance with Clark County Land Use Plan.

Justification: This zone change request to IP is in conformance with the Business Employment land use designation and will allow for the use of a Data Center.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 219-4787 if you have any questions regarding this application.

Sincerely,

Michael S. Andersen

Michael S. Andersen AIA Architect LLC