



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

September 10, 2025

6:00pm

### AGENDA

#### Note:

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

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

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

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

- III. Approval of Minutes for August 27, 2025. (For possible action)
- IV. Approval of the Agenda for September 10, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **VS-25-0538-215 PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action) **09/16/25 PC**
2. **WC-25-400086 (ZC-0288-03)-LOCAL WARM SPRINGS, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring no portion of the subject property shall be occupied or used, directly or indirectly for a liquor store in conjunction with an existing shopping center on 1.8 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Tenaya Way within Enterprise. MN/rp/cv (For possible action) **09/17/25 BCC**
3. **VS-25-0580-PALM PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest located between Pebble Road and Ford Avenue, and Giles pie Street and La Cienega Street; a portion of a right-of-way being Giles pie Street located between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Giles pie Street and La Cienega Street within Enterprise (description on file). MN/nai/kh (For possible action) **10/07/25 PC**
4. **DR-25-0596-ROBINDALE & ASSOCIATES, LLC:**  
**DESIGN REVIEW** for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**
5. **SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**  
**SIGN DESIGN REVIEW** to review the signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**

6. **ZC-25-0585-HOGAN EDWARD F. IV:**  
**ZONE CHANGE** to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action) **10/08/25 BCC**
7. **VS-25-0586-HOGAN, EDWARD F. IV:**  
**VACATE AND ABANDON** a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action) **10/08/25 BCC**
8. **WS-25-0588-HOGAN, EDWARD F. IV:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue within Enterprise. MN/md/kh (For possible action) **10/08/25 BCC**

VII. General Business

1. Review last fiscal year budget requests and take public input regarding requests for FY 2026-2027 budget (for discussion only)

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: October 1, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

August 27, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>EXCUSED</b> Kaushal Shah <b>PRESENT</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b> Michael Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.go">mds@clarkcountynv.go</a> <b>PRESENT</b>	

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

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

Brady Bernhart, Comprehensive Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for August 13, 2025 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for August 13, 2025.

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

### IV. Approval of Agenda for August 27, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications to heard together:

3. PA-25-7000032-BLUE RAIN PARTNER, LLC
4. ZC-25-0527BLUE RAIN PARTNER, LLC
5. VS-25-0528 BLUE RAIN PARTNERS,LLC ROOHANI RAMAK & DAI ZHIPENG
6. WS-25-0529-BLUE RAIN PARNTERS, LLC& ROOHANI RAMAK
7. TM-25-500130-BLUE RAIN PARNTERS, LLC& ROOHANI RAMAK
  
8. PA-25-700033-ALL INVESTMENTS, LLC
9. ZC-25-0552-ALL INVESTMENTS, LLC
10. VS-25-0553-ALL INVESTMENTS, LLC
11. WS-25-0554-ALL INVESTMENTS, LLC
12. TM-25-500138-ALL INVESTMENTS, LLC
  
13. PA-25-700035-A & A III, LLC
14. ZC-25-0562-A & A III, LLC
15. VS-25-0563-A & A III, LLC
16. WS-25-0564-A & A III, LLC
17. TM-25-500141-A & A III, LLC
  
18. PA-25-700036-USA
19. ZC-25-0571-USA
20. WS-25-0573-USA
21. PUD-25-0572-USA
22. TM-25-500142-USA
  
23. ZC-25-0454-BERMUDA INDUSTRIAL, LLC
24. VS-25-0455-BERMUDA INDUSTRIAL, LLC
25. WS-25-0456-BERMUDA INDUSTRIAL, LLC
26. TM-25-500111-BERMUDA INDUSTRIAL, LLC

Items 23-26 to be heard after Item #2.

V. Informational Items

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

VI. Planning & Zoning

1. **UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action) **09/16/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

2. **VS-25-0538-215 PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

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

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

3. **PA-25-700032-BLUE RAIN PARTNERS, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessori Street within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

4. **ZC-25-0527-BLUE RAIN PARTNERS, LLC:**

**ZONE CHANGE** to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessori Street within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-1) /NAY - Caluya

5. **VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

6. **WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** waive offsites improvements (streetlights); and **4)** reduce curb returns.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

**ADD** condition: All lots along Montessouri Street south of Street I to be a minimum of 10,000 square feet and meet residential adjacency standards

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

7. **TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK**  
**TENTATIVE MAP** consisting of 99 single-family detached lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

**ADD** condition: All lots along Montessouri Street south of Street I to be a minimum of 10,000 square feet and meet residential adjacency standards

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

8. **PA-25-700033-ALL INVESTMENTS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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



9. **ZC-25-0552-ALL INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

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

10. **VS-25-0553-ALL INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action) **09/16/25 PC**

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

11. **WS-25-0554-ALL INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height. **DESIGN REVIEW** for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

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

12. **TM-25-500138-ALL INVESTMENTS, LLC:**  
**TENTATIVE MAP** consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

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

13. **PA-25-700035-A & A III, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.47 acres. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**

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

14. **ZC-25-0562-A & A III, LLC:**  
**ZONE CHANGE** to reclassify 2.47 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
15. **VS-25-0563-A & A III, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Hauck Street, and between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). MN/rg/cv (For possible action) **09/16/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
16. **WS-25-0564-A & A III, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** of the following: 1) reduce street landscaping; and 2) reduce street width.  
**DESIGN REVIEW** for a single-family residential development on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
17. **TM-25-500141-A & A III, LLC:**  
**TENTATIVE MAP** consisting of 22 single-family residential lots and common lots on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
18. **PA-25-700036-USA:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres.  
Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action) **09/16/25 PC**
- Motion by Chris Caluya  
Action: **DENY**  
Motion **PASSED** (3-1) /NAY - Kaiser

19. **ZC-25-0571-USA:**  
**ZONE CHANGE** to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action) **09/16/25 PC**

Motion by Chris Caluya

Action: **DENY**

Motion **PASSED** (3-1) /NAY - Kaiser

20. **WS-25-0573-USA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya

Action: **DENY**

Motion **PASSED** (3-1) /NAY - Kaiser

21. **PUD-25-0572-USA:**  
**PLANNED UNIT DEVELOPMENT** for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

22. **TM-25-500142-USA:**  
**TENTATIVE MAP** consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

23. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **09/17/25 BCC**

Motion by Andy Toulouse

Action: **APPROVE** per staff conditions

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

24. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **09/17/25 BCC**

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

25. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEW** for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/17/25 BCC**

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

26. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/17/25 BCC**

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

VII. General Business:

1. Review budget request from last year and take public input regarding suggestions for FY2027 budget request(s). (For possible action).  
Tiffany Hesser distributed updates on last year's budget requests (see attachment and recommended TAB members review and send her any potential changes to be discussed at the next TAB meeting. The finalized requests will need to be approved at the October 1, 2025 TAB meeting.

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.

- Three neighbors spoke with additional concerns regarding items 18-22.

IX. Next Meeting Date

The next regular meeting will be September 10, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 10:42p.m.

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



## **ENTERPRISE TAB BUDGET REQUESTS 2025-2026**

### **Enterprise's need for multiple County facilities**

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

#### **Rapidly Increasing Population**

- County facilities have not kept up with Enterprise population increases.
- There are 249,500+ citizens in Enterprise.
  - Enterprise population in 2000 was approximately 14,000.
  - Enterprise population in 2010 was approximately 108,000.
  - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

#### **Residential uses are increasing rapidly**

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

#### **Significant connectivity barriers**

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile. Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge, and Rhodes Ranch), one failed (Pinnacle Peaks).
  - Arterial and collector roads have been removed from the transportation grid by Major projects.
  - Enclosed subdivisions have vacated local roads for more homes.
  - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
  - UPRR tracks block or inhibit arterial and collector road development.
  - Geographic features, 12% or greater slopes block arterial and collector road development.
  - Local roads are being vacated to build enclosed subdivisions.
  - Local road vacations have reduced alternate traffic routes.
  - Public transportation, where available, is oriented north/south.
  - RTC-OnDemand public transportation is available.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
  - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
  - Individuals east of 1-15 most likely will not use those facilities.

#### **Other factors**

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

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

#### County Major Facilities

Comprehensive Planning will share the findings of the Parks Master Plan with the Town Board when it is completed and approved by the Board of County Commissioners. The Parks Master Plan identifies gaps in facilities needed to bring the parks level of service to an acceptable level and makes suggestions on needed facilities to fill the gaps. The goal for getting the plan finalized and approved by the BCC should occur this Fall.

#### **Priority #1: Enterprise Community Center**

**All information is current, and project is in design phase**

- An additional center is needed to serve 249,500+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
  - Funded for design in April 2024.
  - Current Scope of Work is for a 65,000 sq ft recreation center
  - An option to add 45,000 sq ft aquatic facility in the future

#### **Priority #2: Enterprise Senior Centers**

**RPM has not received a SOW requesting estimate from Parks & Recreation**

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

#### **Priority #3: Aquatic Facilities**

**RPM has not received a SOW requesting estimate from Parks & Recreation**

- There are no aquatic facilities for the 249,500+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
  - Add aquatic facilities to the CIP list and funding list for community parks.
  - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
  - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
  - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list
  - Request RPM will work with Parks and Recreation to identify location and scope of work.
  - Identify and add to the CIP list for an aquatic facility east of 1-15.
  - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .



## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Parks/RPM

Comprehensive Planning will share the findings of the Parks Master Plan with the Town Board when it is completed and approved by the Board of County Commissioners. The Parks Master Plan identifies gaps in facilities needed to bring the parks level of service to an acceptable level and makes suggestions on needed facilities to fill the gaps. The goal for getting the plan finalized and approved by the BCC should occur this Fall.

**Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**

**Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025**

- Fund at least two additional parks.
  - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
  - Updated estimate will be added to CIP list
  - Fund the park
- Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
  - Design to begin 2024
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
  - Updated estimate will be added to CIP list
  - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
  - Updated estimate will be added to CIP list
  - Fund the park.

## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Parks/RPM Continued

**Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- Currently, there are 66 acres, APN 177-19-601-003 identified for public use. **This DOA parcel is reserved for Water Reclamation District future water reclamation plant.**
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

### Advanced Planning

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

Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
- Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots. The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land. One cannot just simply go through the utility company who holds the easement in order to do anything in the area of an easement. Furthermore, generally speaking, it is not likely we will be able to add alignments for future trails to the County's adopted Trail Map on privately owned land outside of planned public road alignments since such planning has previously been determined to be a potential takings. Staff will however continue to work with developers as proposals come in to get lands under transmission lines to be developed with trails, however the reality of this is that it is more likely to happen with residential subdivisions and will be more complicated with commercial and industrial developments.

## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Public Works

#### **Priority #1: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**

- Road Design is at: Design of the road is complete. Bids have been opened and project will be awarded to Unicon, LLC.
- Sewer design is at: Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
  - Waiting on final decision on cost participation for sewer The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025. Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
  - Signals at Arville and Valley View will go out to bid Fall 2024 Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- Not out for bid or construction date given. Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
  - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

#### **Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100** No update

- Valley View Blvd is mostly a two lane road currently.
- RTC diagram 244.12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
  - Valley View serves as an alternate north/south for Southern Highlands.
  - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
  - West of Valley View Blvd are several large R-2 housing developments.
  - There are 117 acres of available Open Land along Valley View Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
  - The Open Land is available for large scale public projects.
  - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
  - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Public Works Continued

#### **Priority #3: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.

- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

#### **Priority #4: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.**

##### **No update**

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
  - Ford Ave
  - Raven Ave
  - Richmar Ave
  - The mini traffic circles can be installed in the current right-of-way.
- Evaluate Dean Martin improvements in this area.
  - Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

#### **Priority #5: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive. Have added two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.**

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.



## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Public Works Continued

**Priority #6: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive. Have added two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.**

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

**Priority #7: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St. Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025. Overall project construction is expected to begin August 2025, and be completed in May/June 2026.**

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

### Public Works Continued

**Priority #8: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St. Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025. Overall project construction is expected to begin August 2025, and be completed in May/June 2026.**

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0538-215 PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action)

## RELATED INFORMATION:

## APN:

176-19-501-001 through 176-19-501-003

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of easements and portions of rights-of-way to facilitate the development of the site and to provide detached sidewalks along Grand Canyon Drive and Pebble Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AV-25-900160	Minor deviation for revised plans for NZC-23-0239 and TM-23-500068	Approved by ZC	March 2025
VS-23-0240	Vacate and abandon easements and portions of rights-of-way	Approved by BCC	August 2023
NZC-23-0239	Zone change from R-E (RNP-I) to R-1 and from R-E (RNP-I) to R-2, design reviews for single-family residential development, hammerhead street design, and finished grade, and waivers for wall height, accessory structure height, alternative street landscaping, eliminate landscaping adjacent to a less intensive use, and off-site improvements (streetlights)	Approved by BCC	August 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-23-500068	Tentative map for 34 single-family residential lots	Approved by BCC	August 2023
ET-400283-07 (VS-1025-05)	First extension of time for the vacation of right-of-way - expired	Approved by PC	October 2007
ZC-1026-05	Reclassified the project site from an R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-1025-05	Vacated a portion of right-of-way being Park Street - expired	Approved by PC	September 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP) & RS3.3	Single-family residential
East	Open Lands	RS3.3	Single-family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Expunge VS-23-0240;
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension



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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL MARKVAN**

**CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014**





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-501-001, -002, and -003

PROPERTY ADDRESS/ CROSS STREETS: West Pebble Road and South Park Street

### DETAILED SUMMARY PROJECT DESCRIPTION

#### Vacation

of rights-of-way for detached sidewalks along Grand Canyon Drive and Pebble Road  
and patent easements for full development

### PROPERTY OWNER INFORMATION

NAME: 215 Properties, LLC

ADDRESS: 6345 South Jones Blvd, Suite #400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc./ Michael Markvan

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-635-3608

CELL \_\_\_\_\_

EMAIL: mjmarkvan@drhorton.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid

ADDRESS: 1081 Whitney Ranch Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-413-0955

CELL 725-270-0087

EMAIL: bmreid@drhorton.com

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

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

Alan L. Isaacson  
Property Owner (Signature)\*

Alan L. Isaacson  
Property Owner (Print)

5/29/2025  
Date

#### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



DHI Engineering, LLC

DHI Engineering, LLC  
1081 Whitney Ranch Dr.  
Suite 141  
Henderson, NV 89014

702.655-3500 office  
www.drhorton.com

June 3, 2025

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



**RE: Pebble Park South  
Vacation Justification Letter  
APNs 176-19-501-001 thru 003**

Dear Sir/Madam:

On behalf of our Client, D.R. Horton, DHI Engineering respectfully request the vacation of BLM patent easements and public right-of-way. The public right-of-way vacation is to accommodate the detached sidewalks along Grand Canyon Drive and Pebble Road. The other right-of-way vacation is Park Street within the project due to existing neighbor request and approved prior. We will provide a public turnaround at the terminist for Park Street. These vacations are needed to develop the site fully.

Lastly, we would like to expunge the existing vacation on file VS-23-0240. The vacation as noted in VS-23-0240 is now included with this vacation package.

We appreciate your review and approval. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in blue ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.  
Area President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400086 (ZC-0288-03)-LOCAL WARM SPRINGS, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring no portion of the subject property shall be occupied or used, directly or indirectly for a liquor store in conjunction with an existing shopping center on 1.8 acres in a CG (Commercial General) Zone.

Generally located south of Warm Springs Road and east of Tenaya Way within Enterprise. MN/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-10-512-001

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7315 W. Warm Springs Road
- Site Acreage: 1.8
- Project Type: Commercial shopping center - liquor store

**History & Request**

ZC-0288-03 was previously approved to reclassify the site to CG zoning. The zone change included use permits to reduce the separation between a residential use and a convenience store and gasoline pumps, and reduce the separation between a residential use and the on-premises consumption of alcohol. An associated design review for a shopping center was also a part of this application. The shopping center included a convenience store building, gas pumps in the center of the parcel, a retail building along the south property line, a supper club and a second retail building along the east property line. Access was proposed along the north and west property lines. Staff finds that this layout was never constructed.

Subsequently, UC-1197-04 was approved for outdoor dining in conjunction with a proposed restaurant. The plans for this use permit depicted a restaurant on the northeast corner of the site with the outdoor dining along the north facing elevation of the restaurant building. This restaurant building was not constructed. However, UC-1340-06 was approved to reduce the separation for outside dining from a residential use and the associated design review reflects the current site layout and design today. Lastly, UC-19-0308 was approved for a supper club and hookah lounge.

The applicant is requesting to waive the condition of a zone change requiring no portion of the subject property shall be occupied or used, directly or indirectly for a liquor store.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0288-03:

- Subject to at least a 20 foot wide landscape buffer along Tenaya Way and Warm Springs Road, which shall be designed as a five foot wide landscape buffer immediately adjacent to Tenaya Way and Warm Springs Road, five foot wide detached sidewalk, ten foot wide landscape buffer adjacent to the commercial project to match the Nevada Trails streetscape; in addition to landscaping required per Title 30, there shall be at least 14 Canary Island Date palm trees and/or California Fan palm trees that are at least 20 feet in height planted within the landscape buffer area adjacent to Tenaya Way and Warm Springs Road; all rock in the landscape buffer areas shall be at least medium aggregate decorative rock in a color that matches the color used on the exterior of the commercial buildings; at least an average of a ten foot wide landscape buffer area on the east and south side of the commercial project as a buffer to the adjacent residential development with 24 inch box tress planted every 20 feet on center ; all landscaping in the buffer areas shall be installed prior to a certificate of occupancy being issued for either the convenience store with gas pumps, the supper club or tavern, or any in-line commercial retail stores; the applicant or developer complying with the landscape plan submitted with zone change application; no more than one freestanding sign which shall not exceed 30 feet in height, inclusive of architectural features, and shall be architecturally compatible with the development of the commercial project incorporating tile roof accents and/or decorative elements; no more than one, eight foot tall monument sign to advertise the display of gas sales; no signage along Tenaya Way; the roof of the gas canopy being a pitched tile rooftop match the pitched tile roof feature of the convenience store building; decorative features being incorporated onto the lower portion of the poles underneath the gas canopy; no portion of the subject property shall be occupied or used, directly or indirectly, for any of the following uses: 1) automotive repair or maintenance shop, 2) liquor store, or 3) tavern without operating in conjunction with a restaurant (see definition of restaurant in the Clark County Code Sec. 8.20.020); a design review as a public hearing on any substantial changes to the current site plan and/or landscaping plan; conditions set forth herein shall be conditions of any approval given with regard to both the requested zone change (ZC-0288-03) and any use permit subsequently filed pertaining to the property; a copy of these conditions being recorded with the Clark County Recorder so as to constitute an encumbrance on the property; a detached sidewalk along Tenaya Way and Warm Springs Road; no turf within landscape buffer areas; entering into a 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; drainage and traffic studies and compliance; full offsite improvements; right-of-way dedication to back of curb with applicant granting necessary pedestrian access and utility easements for

meandering sidewalk or sidewalk that is not back of curb; if applicable, vacate any excess right-of-way; traffic study to also address dedication and construction of a bus turn-out, including passenger loading/shelter area in accordance with Regional Transportation Commission standards; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Applicant's Justification

The applicant states the property contains an existing shopping center with a variety of uses including a tavern, restaurants, a hookah lounge, retail, and personal service uses. The applicant indicates the area has changed considerably since 2003 with commercial and industrial growth on the north side of Warm Springs Road, residential and commercial growth on the south side of Warm Springs Road. The applicant states the restrictions placed on the site in 2003 were to be consistent with a more rural and undeveloped site, however the site has changed since the approval in 2003.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0308	On-premises consumption of alcohol establishment supper club and a hookah lounge within an existing shopping center	Approved by PC	June 2019
UC-1340-06	Reduced the separation for outside dining	Approved by BCC	November 2006
UC-1197-04	Outside dining in conjunction with a restaurant	Approved BCC	August 2004
TM-0047-04	Commercial subdivision	Approved by PC	March 2004
ZC-0288-03	Reclassified from C-1 to C-2 zoning, use permit to reduce the separation between a residential use and a convenience store and gasoline pumps, and reduce the separation between a residential use and the on-premises consumption of alcohol	Approved by BCC	May 2003
UC-0396-01	Detached single-family residential planned unit development	Approved by PC	June 2001
WS-0091-01	Waive the requirement of full off-site improvements	Approved by PC	March 2001
ZC-0652-00	Reclassified from R-E to R-2, R-3, and C-1 zoning	Approved by BCC	June 2007

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CP	Office complex



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Compact Neighborhood (up to 8 du/ac	RM18	Single-family residential development
West	Neighborhood Commercial	CG	Undeveloped & mini-warehouse facility

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that the request to remove the condition related to the prohibition of a liquor store is appropriate. The shopping center contains a myriad of businesses such as restaurants, retail stores, beauty salon, nail salon, and a tavern. Staff does not anticipate any negative impacts to the surrounding area; therefore, staff can support this request.

##### 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:

#### Comprehensive Planning

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

#### Public Works - Development Review

- No comment.

#### Fire Prevention Bureau

- No comment.



**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PLATINUM MANAGEMENT GROUP

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101031ASSESSOR PARCEL #(s): 176-10-512-001PROPERTY ADDRESS/ CROSS STREETS: 7315 W Warm Springs Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions of ZC-0288-03 that precluded a liquor store use on the site.

## PROPERTY OWNER INFORMATION

NAME: Local Warm Springs LLCADDRESS: 3900 S. Hualapai Way #200CITY: Las VegasSTATE: NVZIP CODE: 89147

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Platinum Management Warm Springs / Rody YousifADDRESS: 2820 St Dizier DriveCITY: HendersonSTATE: NVZIP CODE: 89044TELEPHONE: \_\_\_\_\_ CELL 702-249-5543 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Brown, Brown, & Premsrirut / Nancy AmundsenADDRESS: 520 South Fourth StreetCITY: Las VegasSTATE: NVZIP CODE: 89101TELEPHONE: 702-598-1410 CELL 702-994-0490 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)\*

Brendan Keating

Property Owner (Print)

7/7/2025

Date

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

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

July 8, 2025

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

RE: Justification Letter – Waiver of Conditions – ZC-0288-03  
APN: 176-10-512-001 – 7315 W. Warm Springs Road

To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. The project is located on the southeast corner of W. Warm Springs Road and S. Tenaya Way within the Enterprise area of unincorporated Clark County. The property contains an existing shopping center with a variety of uses including a tavern, restaurants, a hookah lounge, retail, and personal service uses.

The site was originally approved in May of 2003 for a zone change from C-1 (Local Business) zone to C-2 (General Commercial) zone for a shopping center. At the time of original approval, there were also approvals for a convenience store with fuel pumps and on-premises consumption of alcohol. Due to the rural nature of the area as well as the lack of commercial development at the intensity of C-2, staff recommended denial. The Planning Commission recommended approval with conditions that included a few aesthetic upgrades, additional decorative elements, additional landscaping, and prohibition on several uses which included a liquor store. The Board of County Commissioners adopted those recommendations. A design review as a public hearing was an additional condition for any significant changes.

There have been a number of approvals for this site since 2003. UC-1197-04 approved outside dining and a restaurant. UC-1340-06 allowed for a reduction in separation for outside dining to a residential use along with a design review for the shopping center. UC-19-0308 was for a supper club and a hookah lounge.

This area has changed considerably since 2003 with commercial and industrial growth on the north side of Warm Springs Road, residential and commercial growth on the south side of Warm Springs Road, and generally a tremendous amount of growth in the area. Although the restrictions placed on the site in 2003 were consistent with a more rural/undeveloped

environment, the area has changed and there is a tremendous amount of non-residential uses in the area.

In 2003, Pardee entered into a CC&R agreement for this commercial center that included the restrictions. In speaking with Tri Pointe (Pardee), there was a request to reach out to the HOA of the adjacent residential subdivision to determine if there would be concerns with the request. We have included communication that we had with the HOA Management company in the submittal package. Since the County will notify the residents, the HOA Management felt that, with this notification, the residents would have their say. In addition, we have shared the HOA communication with Tri Pointe.

We respectfully request the removal of this prohibition of a liquor store. We understand that, if approved, we will still need to modify the CC&R's to reflect the change.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,



Nancy Amundsen

Brown, Brown, and Premsrut  
520 South Fourth Street  
Las Vegas, NV 89101



**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0580-PALM PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest located between Pebble Road and Ford Avenue, and Giles pie Street and La Cienega Street; a portion of a right-of-way being Giles pie Street located between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Giles pie Street and La Cienega Street within Enterprise (description on file). MN/nai/kh (For possible action)

**RELATED INFORMATION:****APN:**

177-16-801-008

**LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

The applicant is requesting to vacate and abandon patent easements and a portion of the right-of-way on the subject parcel. The easements are no longer needed for the development of the site. The portions of rights-of-way to be vacated are necessary in order to accommodate detached sidewalks.

**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
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	Public Use	RS20	Place of Worship

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Public Works - Development Review**

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

### **Public Works - Development Review**

- 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 Pebble Road and Gilesbie Street traffic signal 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**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.



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

**APPLICANT:** PALM PROPERTIES, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,  
LAS VEGAS, NV 89102

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3A

APPLICATION NUMBER(s): VS-25-0580

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

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

Date: 9/10/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 10/7/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101048

ASSESSOR PARCEL #(s): 177-16-801-008

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Gilespe

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of Right-of-Way & Government Patent Easements.

## PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC

ADDRESS: 7788 CORONADO ISLAND ST

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-433-6453

CELL 702-433-6453

## APPLICANT INFORMATION (information must match online application)

NAME: Palm Properties LLC

ADDRESS: 7788 CORONADO ISLAND ST

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-433-6453

CELL 702-433-6453

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: 702-870-8771

CELL 702-870-8771

ACCELA REFERENCE CONTACT ID # 125485

\*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)\*

Rajwinder Dhaliwal, Managing Member  
Property Owner (Print)

8/6/25  
Date

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

July 8, 2025

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

**Re: Palm Properties, LLC**  
**APN 177-16-801-008**

To Whom It May Concern,

Please let this letter serve as a justification for the Vacation and Abandonment of a portion of a government patent easement and a portion of a Right-of-Way.

Per the MSM-25-600026 preliminary parcel map comments, we are requesting to vacate a portion of a government patent easement, and a portion of a Right-of-Way to accommodate a detached sidewalk. Any utility and/or drainage easements required will be retained. The patent easement lies along the north 33.00 feet and east 33.00 feet of APN 177-16-801-008 and the Right-of-Way lies along the north 5.00 feet of the south 50.00 feet and the east 5.00 feet of the west 40.00 feet of APN 177-16-801-008.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
***Baughman & Turner, Inc.***



Josh Harney  
Project Coordinator

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-25-0596-ROBINDALE & ASSOCIATES, LLC:**

**DESIGN REVIEW** for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone.

Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-12-601-048

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5210 Robindale Road
- Site Acreage: 3.14
- Project Type: Mini-warehouse facility with RV and boat storage
- Number of Stories: 1 & 3
- Building Height (feet): 18 to 45
- Square Feet: 38,005

**History, Site Plan, & Request**

The site was approved for a mini-warehouse facility with RV and boat storage via (NZC-0601-15) by the Board of County Commissioners in November 2015, and the facility has since been built. A condition on the Notice of Final Action for NZC-0601-15 required a design review as a public hearing for the lighting plan, and this application is to address that condition. The approved plans depict an irregular shaped 3.14 acre parcel. The Union Pacific Railroad right-of-way abuts the western property line and an overhead power line easement runs along the eastern property line adjacent to a single-family residential development. The railroad easement extends into this site 100 feet along the west side, with no uses proposed in this area. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property. Parking spaces are provided adjacent to the main office and manager's quarters and outside the site's security gates. The site will have 1 access point from Robindale Road and is located towards the east side of the parcel.



### Lighting

The plan depicts four, 18 foot high light poles along the east property line, each with shielded bulbs, and directed away from residential use to the east. An additional 18 foot high light pole is in the parking lot on the southwest side of the entrance gate. The photometric plan shows less than 0.2 foot candles brightness for the lights along the east property line, immediately adjacent to the residential property. Seven wall mounted lights are located along the east side of the building, 16 feet above grade. Three wall mounted lights are located along the south side of the building, 20 feet above grade. All lighting meets Title 30 standards.

### Applicant's Justification

The applicant states the lighting plan is thoughtfully and strategically designed to meet Title 30 standards and limit excess light from impacting surrounding areas, including the residential uses to the east. Full cut-off fixtures will minimize light trespass and spill onto neighboring properties. LED fixtures are utilized to enhance efficiency while minimizing energy consumption. The lighting fixtures are designed to blend in with the building and match the character of the surrounding area. The lighting design and locations will promote safety and security for this property and adjacent property.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400047 (NZC-0601-15)	Third extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	June 2023
ET-21-400014 (NZC-0601-15)	Second extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	May 2021
ET-18-400251 (NZC-0601-15)	First extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	January 2019
NZC-0601-15	Reclassified 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	November 2015

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & Union Pacific Railroad
South	Open Lands	RS20	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IL, RS20, & RS2	Manufacturing, single-family residential, & Union Pacific Railroad



### **Related Applications**

<b>Application Number</b>	<b>Request</b>
SDR-25-0597	A sign design review to review signage is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

###### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The plan shows compliance with Title 30 standards and meets the residential adjacency requirements to prevent any possible spill over light. The photometric plan shows 0.1 or less foot candle brightness on the adjacent residential property, where a maximum of 0.2 foot candle brightness is allowed per Title 30 standards. Therefore, staff supports the design review for lighting.

##### **Department of Aviation**

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

##### **Staff Recommendation**

###### **Approval**

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

### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

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

### **Public Works - Development Review**

- No comment.

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** JEFF ENGLEHART

**CONTACT:** EVAN VAUSE, CYPRESS DESIGN, P.O. BOX 530543, HENDERSON, NV 89053



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): DR-25-0596

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

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

Date: 9/10/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/8/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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#### Please Note:

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

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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1650 S. Hollywood, Las Vegas

### **WHITNEY**

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

### **WINCHESTER**

Valerie Leiva, Secretary  
(702) 468-9839  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

**Department of Comprehensive Planning**

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

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-601-048

PROPERTY ADDRESS/ CROSS STREETS: 5210 W. ROBINDALE ST.

## DETAILED SUMMARY PROJECT DESCRIPTION

DESIGN REVIEW (ONSITE LIGHTING APPROVAL)

## PROPERTY OWNER INFORMATION

NAME: ROBINDALE & ASSOCIATES  
ADDRESS: 1291 PUERTA DEL SOL  
CITY: SAN CLEMENTE STATE: CA ZIP CODE: 92673  
TELEPHONE: (949) 361-5358 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: JEFF ENGLEHART - DEVELOPER  
ADDRESS: 105 N. PEGOS #140  
CITY: \_\_\_\_\_ STATE: NV ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 501-5107 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: CYPRESS ARCHITECTURE - EVAN VAUSE  
ADDRESS: PO Box 530543  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 286-4790 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)\*

RICHARD D. KAY  
Property Owner (Print)

MARCH 15, 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 checked="" 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 \_\_\_\_\_





November 22, 2024

**Mr. Brady Bernhart**

Senior Planner  
Clark County Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**Subject: Justification Letter for Design Review of Exterior Lighting**  
for Robindale Storage Self Storage Facility APN: 176-12-601-048  
APR-24-100507 DR for Lighting

To Whom It May Concern,

I am writing to submit a justification for the proposed exterior lighting design for the development located at 5210 W. Robindale Rd., Las Vegas, NV 89139. as part of the Design Review application process. This letter outlines the rationale for the exterior lighting design in compliance with the Clark County Development Code Title 30, particularly in regard to lighting standards and requirements.

**Project Overview**

The proposed project, Robindale Self Storage, is a thoughtfully designed self-storage facility offering a range of unit sizes to meet diverse storage needs. This development aims to enhance the community by providing a valuable and practical amenity in a well-planned, visually appealing environment. The site plan includes strategically designed exterior lighting that balances functionality and aesthetics while adhering to the goals and requirements outlined in Clark County's Title 30 Development Code.

**Compliance with Title 30 Exterior Lighting Standards**

As part of the application, we have ensured that the exterior lighting design adheres to the specific requirements outlined in Title 30, including but not limited to:

- **Light Spill Control:** The proposed lighting will incorporate full cutoff fixtures to minimize light spill onto adjacent properties, thus preventing light trespass and protecting neighboring residential areas from unnecessary illumination. The lighting intensity has been carefully calibrated to ensure compliance with the maximum allowable light levels set by Title 30.
- **Energy Efficiency:** The design includes energy-efficient LED lighting fixtures to ensure that the exterior lighting adheres to the county's sustainability standards. These fixtures will provide optimal illumination while minimizing energy consumption, thus supporting Clark County's environmental goals.

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PO BOX 530543 Henderson, NV 89053 TEL: (702) 636-7625

e: [evan@cypressarchitecture.com](mailto:evan@cypressarchitecture.com)

- **Aesthetic Integration:** The proposed lighting complements the architectural design and intended ambiance of the development. The fixtures are designed to be visually appealing and aligned with the character of the surrounding area. We have carefully selected lighting elements that enhance the building's design features while maintaining a cohesive visual identity.
- **Pedestrian and Vehicular Safety:** The exterior lighting design prioritizes safety for both pedestrians and vehicles. Well-lit walkways, parking areas, and entry points will be provided to ensure that the site is secure and easily navigable during nighttime hours.

### **Rationale for Proposed Lighting Design**

The proposed lighting design serves several critical functions:

- **Security:** Adequate lighting is crucial for deterring criminal activity and ensuring the safety of individuals within and around the site. Our design emphasizes well-lit pathways, entrances, and parking lots to enhance safety while ensuring the lighting remains unobtrusive.
- **Aesthetic Appeal:** Exterior lighting is an integral part of the design's overall aesthetic vision. Thoughtfully chosen lighting fixtures will highlight architectural features and contribute to the project's visual appeal at night, ensuring that the site complements its surroundings.
- **Environmental Responsibility:** The design incorporates energy-efficient fixtures and strategic placement of lights to reduce unnecessary energy use. The proposed lighting strategy reflects our commitment to environmentally responsible development.
- **Compatibility with Surroundings:** The lighting design takes into account the surrounding neighborhood, particularly with respect to neighboring residential properties. By utilizing downlight and full cutoff lighting techniques, we ensure that our lighting scheme does not adversely affect the neighboring properties, helping maintain the quality of life for those residents.

### **Conclusion**

The proposed exterior lighting design for Robindale Self Storage has been carefully planned to comply with the standards outlined in Clark County's Title 30, while simultaneously contributing to the security, aesthetic appeal, and environmental sustainability of the project. We believe that this design will meet the needs of the development and the community, while enhancing the safety and visual appeal of the site.

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e: [evan@cypressarchitecture.com](mailto:evan@cypressarchitecture.com)

We appreciate your consideration of this Design Review request and look forward to the opportunity to discuss any aspects of the lighting design further. Should you require any additional information or modifications, we are happy to work with the Planning Department to ensure that all requirements are satisfied.

Sincerely,  
**Jeffrey Englehart**  
**Robindale & Assoc.**  
Developer / Owner Rep.  
[Jeff\\_englehart@hotmail.com](mailto:Jeff_englehart@hotmail.com)  
(702) 501-5107

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10/08/25 BCC AGENDA SHEET

5

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**

**SIGN DESIGN REVIEW** to review the signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone.

Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-12-601-048

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5210 Robindale Road
- Site Acreage: 3.14
- Project Type: Mini-warehouse facility with RV and boat storage
- Number of Stories: 1 & 3
- Building Height (feet): 18 to 45
- Square Feet: 38,005

**Site Plan**

The site was approved for a mini-warehouse facility with RV and boat storage via (NZC-0601-15) by the Board of County Commissioners in November 2015, and the facility has since been built. A condition on the Notice of Final Action for NZC-0601-15 required a design review for signage, and this application is to address that condition. The approved plans depict an irregular shaped 3.14 acre parcel. The Union Pacific Railroad right-of-way abuts the western property line and an overhead power line easement runs along the eastern property line adjacent to a single-family residential development. The railroad easement extends into this site 100 feet along the west side, with no uses proposed in this area. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property. Parking spaces are provided adjacent to the main office and manager's quarters and outside the site's security gates. The site will have 1 access point from Robindale Road and is located towards the east side of the parcel.

### Sign Plans

The plans depict 2 wall signs on the east and south side of the mini warehouse building, respectively. The east facing non-illuminated sign is 71 square feet in area. The south facing LED backlit sign is 71 square feet in area. Each sign is less than 20% of the area for each face of the building, as required by Code. The illuminated reverse lit wall sign faces south and is not visible from the residential property to the east.

### Applicant's Justification

The applicant states this request is for 1 reverse lit wall sign on the south facing wall of the existing mini-warehouse building and 1 non-illuminated wall sign on the east facing wall of the building. Each sign is 71 square feet and located between 20 feet and 30 feet high on the east and south sides of the building. The south facing reverse lit sign will not be visible from the adjacent residential property to the east.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400047 (NZC-0601-15)	Third extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	June 2023
ET-21-400014 (NZC-0601-15)	Second extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	May 2021
ET-18-400251 (NZC-0601-15)	First extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	January 2019
NZC-0601-15	Reclassified 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	November 2015

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & Union Pacific Railroad
South	Open Lands	RS20	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IL, RS20, & RS2	Manufacturing, single-family residential, & Union Pacific Railroad

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-25-0596	A design review to review the lighting plan 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 proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. The proposed wall signs are compatible with the surrounding area in terms of the size of signs and their design. The non-illuminated east facing wall sign will not impact the adjacent residential neighborhood. The only proposed illuminated sign is the south facing reverse lit sign, which will not be visible from the adjacent residential homes located east of this property. The signs comply with residential adjacency standards and will not impact the welfare of the surrounding area.

#### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JEFF ENGLEHART

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DRAFT



# APPLICATION MEETING INFORMATION

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): SDR-25-0597

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

Date: 9/10/2025

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ Time: \_\_\_\_\_

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: 10/8/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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1650 S. Hollywood, Las Vegas

### **WHITNEY**

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

### **WINCHESTER**

Valerie Leiva, Secretary  
(702) 468-9839  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

**Department of Comprehensive Planning**

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

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-601-048

PROPERTY ADDRESS/ CROSS STREETS: 5210 W. ROBINDALE ST.

## DETAILED SUMMARY PROJECT DESCRIPTION

SIGN DESIGN REVIEW

## PROPERTY OWNER INFORMATION

NAME: ROBINDALE & ASSOCIATES  
ADDRESS: 1291 PUERTA DEL SOL  
CITY: SAN CLEMENTE STATE: CA ZIP CODE: 92673  
TELEPHONE: (949) 361-5358 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: JEFF ENGLEHART - DEVELOPER  
ADDRESS: 105 N. PECOS #140  
CITY: \_\_\_\_\_ STATE: NV ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 501-5107 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: CYPRESS ARCHITECTURE - EVAN VAUSE  
ADDRESS: PO Box 530543  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 286-4790 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)\*

RICHARD D. KAY  
Property Owner (Print)

MARCH 15, 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 checked="" 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 \_\_\_\_\_

Clark County Dept of  
Comprehensive Planning  
500 S Grand Central Pkwy #1  
Las Vegas, NV 89155

3/1/25

RE: Signage Design Review  
APN: 176-12-601-048

To whom it may concern,

This letter is in regards to our request for a signage design review. The proposed signage plan is for the property located at 5210 W Robindale Rd.

The proposed signage guidelines are designed to allow the tenants to effectively advertise their business while maintaining a cohesive and appealing aesthetic.

The proposed signage meets all applicable Title 30 requirements. The signage facing the right-of-way (SOUTH) is a 74 square foot set of internally illuminated letters. The proposed signage facing the parking lot (EAST) is a 47 square foot set of non-illuminated letters.

We hope that you will find this proposed signage helps to enhance this rapidly growing area of Clark County. If there are any questions or comments, please don't hesitate to reach out so they can be handled quickly.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to be 'Jesse Wetherill', with a stylized loop and a horizontal line.

Jesse Wetherill  
[jesse@goldven.com](mailto:jesse@goldven.com)  
702.989.8686



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0585-HOGAN EDWARD F IV:**

**ZONE CHANGE** to reclassify 1.20 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located east of La Cienega Street and north of Neal Avenue within Enterprise (description on file). MN/gc (For possible action)

---

**RELATED INFORMATION:**

**APN:**

191-04-502-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.20
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed RS10 zoning will complement the surrounding suburban environment and that similar RS10 zoned properties are in the area.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF	High School (South Career & Technical Academy)

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

### Related Applications

Application Number	Request
WS-25-0588	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0586	A vacation and abandonment of 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. The request for RS10 zoning is conforming to the Low-Intensity Suburban Neighborhood (LN) land use category on the site and is compatible with the surrounding area. An existing RS10 zoned single-family residential subdivision is located immediately to the northeast. Single-family residential subdivisions with smaller lots and increased density already exist in the area including the RS3.3 zoned single-family residential subdivision immediately to the east. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS10 zoning is appropriate for this location.

#### Department of Aviation

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Fire Prevention Bureau**

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

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0111-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

# 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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Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

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\*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>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-04-502-003

PROPERTY ADDRESS/ CROSS STREETS: La Cienega Street & Neal Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

A proposed residential 4-lot subdivision.  
Rezone requested (RS-20 to RS-10).

## PROPERTY OWNER INFORMATION

NAME: HOGAN EDWARD F IV

ADDRESS: 5850 Polaris Avenue

CITY: Las Vegas

STATE: \_\_\_\_\_

ZIP CODE: 89118

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: (702) 523-0531

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K. Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242


TELEPHONE: (702) 523-0531

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.

  
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	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_





August 11, 2025

**Project Name:** La Cienega & Neal, APR-25-100742

**Assessor's Parcels:** 191-04-502-003

Please see our justification below for APR-25-100742, La Cienega & Neal:

This application is for a proposed residential 4 lot subdivision in Enterprise, Nevada.

We are requesting a rezone from RS-20 to RS-10 to allow for the density being proposed.

There are similar 4 lot subdivisions in the immediate area, and we believe the proposed development will complement the suburban environment.

This is a conforming zone change in a planned low-density residential neighborhood.

As a companion to this application, we are requesting the Vacation of Right of Way along La Cienega Street to allow for detached sidewalk in the public realm.

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

Sincerely,



Randolph Skorpinski, P.E.

Architectural Civil Group, LLC.

Principal/Civil Engineer

(702) 569-9157

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0586-HOGAN, EDWARD F. IV:**

**VACATE AND ABANDON** a portion of right-of-way being La Cienega Street located between Neal Avenue and Doobie Avenue within Enterprise (description on file). MN/md/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

191-04-502-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being La Cienega Street. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk along La Cienega Street.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF	High School (South Career & Technical Academy)

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

**Related Applications**

Application Number	Request
ZC-25-0585	A zone change from RS20 to RS10 is a companion item on this agenda.
WS-25-0588	A waiver of development standards for a single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Public Works - Development Review**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

#### **Public Works - Development Review**

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

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

#### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): ZC-25-0585; VS-25-0586; WS-25-0587; and WS-25-0588

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 09/10/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 10/08/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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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>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-04-502-003

PROPERTY ADDRESS/ CROSS STREETS: La Cienega Street & Neal Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

A proposed residential 4-lot subdivision's Right-of-Way vacation for detached sidewalks.

## PROPERTY OWNER INFORMATION

NAME: HOGAN EDWARD F IV

ADDRESS: 5850 Polaris Avenue

CITY: Las Vegas

STATE: \_\_\_\_\_

ZIP CODE: 89118

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: (702) 523-0531

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K. Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

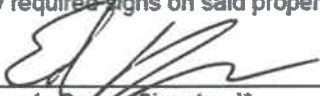
TELEPHONE: (702) 523-0531

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)\*

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 checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_





July 7, 2025

**Project Name:** La Cienega & Neal, APR-25-100742

**Assessor's Parcels:** 191-04-502-003

Please see our VACATION justification below for APR-25-100742, La Cienega & Neal:

This application is for a proposed residential 4 lot subdivision in Enterprise, Nevada.

We are requesting the Vacation of Right of Way along La Cienega Street to allow for detached sidewalk in the public realm as a companion to the Zone Change and Waiver of Standard requests related to this application.

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

Sincerely,



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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0588-HOGAN, EDWARD F. IV:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single-family residential development on 1.20 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located east of La Cienega Street and north of Neal Avenue within Enterprise MN/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

191-04-502-003

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setback for Lots 1 through 4 to 5 feet where a minimum setback of 30 feet is required per Section 30.02.05 (an 83.3% reduction).
- b. Reduce the rear setback for Lots 1 and 2 to 10 feet where a minimum setback of 25 feet is required per Section 30.02.05 (a 60% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.20
- Project Type: Single-family residential development
- Number of Lots: 4
- Density (du/ac): 3.33
- Minimum/Maximum Lot Size (square feet): 11,189/14,917 (gross)/9,017/9,573 (net)

**Site Plan**

The plans depicts 4 proposed single-family residential lots with access granted via an east/west private street, measuring 50 feet in width. The private street connects to a north/south public street being La Cienega Street that terminates in a cul-de-sac bulb. A 5 foot wide attached sidewalk is located on both sides of the private street and along the radius of the cul-de-sac bulb. A waiver of development standards is required to reduce the front setback to 5 feet for Lots 1 through 4. A rear setback reduction of 10 feet is also requested for Lots 1 and 2. The driveways serving Lots 1 through 4 measure a minimum of 18 feet in length, as measured from the back of



the sidewalk to the center of the garage door, per Title 30 requirements. No elevations or floor plans have been submitted with this request as the lots will contain future custom residences.

#### Landscaping

A 5 foot wide detached sidewalk is proposed along the west portion of the development, adjacent to La Cienega Street. The proposed street landscape area, including two, 5 foot wide landscape strips are provided on each side of the detached sidewalk along the street. The street landscape area consists of large trees, shrubs, and groundcover. A 6 foot high decorative screen wall is proposed behind the street landscape area.

#### Applicant's Justification

This area is intended to be outfitted with low-density, single-family homes and this layout, with the corresponding waivers, will create continuity within the existing neighborhood. These lots allow for a cohesive match to existing custom homes in the area.

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF	High School (South Career & Technical Academy)

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

#### Related Applications

Application Number	Request
ZC-25-0585	A zone change from RS20 to RS10 is a companion item on this agenda.
VS-25-0586	A vacation and abandonment of 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**

##### 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 intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Staff finds the request to reduce setbacks is inconsistent and incompatible with the adjacent single-family residential development that may potentially impact the adjacent properties. The request is a self-imposed burden; therefore, staff recommends denial.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

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

##### **Public Works - Development Review**

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

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

#### **Department of Aviation**

- Applicant is 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](mailto:landuse@lasairport.com) is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

#### **Fire Prevention Bureau**

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

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0111-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): ZC-25-0585; VS-25-0586; WS-25-0587; and WS-25-0588

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 09/10/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 10/08/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### ENTERPRISE

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

### GOODSPRINGS

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

### INDIAN SPRINGS

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

### LAUGHLIN

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

### LONE MOUNTAIN

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

### LOWER KYLE CANYON

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

### MOAPA

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

### MOAPA VALLEY

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

### MOUNTAIN SPRINGS

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

### MT. CHARLESTON

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

### PARADISE

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

### RED ROCK

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

### SANDY VALLEY

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

### SEARCHLIGHT

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

### SPRING VALLEY

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

### SUNRISE MANOR

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

### WHITNEY

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

### WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-04-502-003

PROPERTY ADDRESS/ CROSS STREETS: La Cienega Street & Neal Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

A proposed residential 4-lot subdivision's Waiver of Standards for alternate yard layouts.

## PROPERTY OWNER INFORMATION

NAME: HOGAN EDWARD F IV

ADDRESS: 5850 Polaris Avenue

CITY: Las Vegas

STATE: \_\_\_\_\_

ZIP CODE: 89118

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: (702) 523-0531 CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K. Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

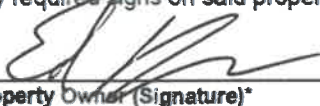
ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: (702) 523-0531 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.

  
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 checked="" 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 \_\_\_\_\_



August 12, 2025

**Project Name:** La Cienega & Neal, APR-25-100742

**Assessor's Parcels:** 191-04-502-003

Please see our WAIVER OF STANDARDS justification below for APR-25-100742, La Cienega & Neal:

This application is for a proposed residential 4 lot subdivision in Enterprise, Nevada, on a 1.18 acre site at 4 dwelling units per acre in an RS-20 zone.

We are requesting a Waiver of Development Standards to allow for alternative yards where yard setbacks and layouts are established per Section 30.04.09. This is for the front, rear, and side interior setbacks for Lots 1 through 4.

We are requesting a Waiver of Development Standards for Lots 1 and 2 to reduce the front setback to 10 feet, where 30 feet is required, the front (street) setback to 5 feet, where 30 feet is required, and for the rear setback to 10 feet, where 25 feet is required per Section 30.02.05.

We also request a Waiver of Development Standards for Lots 3 and 4 to allow for a reduced side (street) corner setback to 5 feet, where 15 feet is required per Section 30.02.05.

A breakdown of the setback reduction requests follows below.

The following are the setbacks of Lots 1 and 2:

Front:	30'-0" Required	10'-0" Provided
Front (Street):	30'-0" Required	5'-0" Provided
Side:	10'-0" Required	10'-0" Provided
Rear:	25'-0" Required	10'-0" Provided
Side (Street):	15'-0" Required	15'-0" Provided



The following are the setbacks of Lots 3 and 4:

Front:	30'-0" Required	30'-0" Provided
Side (Street):	15'-0" Required	5'-0" Provided
Side:	10'-0" Required	10'-0" Provided
Rear:	25'-0" Required	25'-0" Provided
Rear (Corner):	25'-0" Required	25'-0" Provided

This area is intended to be outfitted with low-density, single-family homes and we believe this layout, if approved with the above waivers, will create continuity within the existing neighborhood. These lots allow for a cohesive match to existing custom homes in the area.

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

Sincerely,



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

