



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilesple Street

Las Vegas, NV 89183

January 14, 2026

6:00pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser, Vice Chair  
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 [TLH@clarkcountynv.gov](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  
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for December 30, 2025. (For possible action)
- IV. Approval of the Agenda for January 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gilespe St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535.

Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning and Zoning

1. **TM-25-500204-LV FORT APACHE PEBBLE, LLC:**  
**TENTATIVE MAP** consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and south of Pebble Road within Enterprise. JJ/rp/kh (For possible action) **01/20/26 PC**
2. **VS-25-0832-LEE, NICHOLAS & CARLIE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **02/03/26 PC**
3. **VS-25-0842-PICERNE BERMUDA, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action) **02/03/26 PC**
4. **PA-25-700053-MAI HUAN QUAN & ZHONG QING:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/gc (For possible action) **02/03/26 PC**
5. **ZC-25-0853-MAI HUAN QUAN & ZHONG QING:**  
**ZONE CHANGE** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise (description on file). MN/gc (For possible action) **02/03/26 PC**

6. **VS-25-0852-MAI HUAN QUAN & ZHONG QING:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; and a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **02/03/26 PC**
7. **UC-25-0854-MAI HUAN QUAN & ZHONG QING:**  
**USE PERMIT** for senior housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.  
**DESIGN REVIEW** for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**
8. **TM-25-500206-MAI HUAN QUAN & ZHONG QING:**  
**TENTATIVE MAP** consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**
9. **PA-25-700055-COUNTY OF CLARK (AVIATION):**  
**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action) **02/03/26 PC**
10. **ZC-25-0861-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action) **02/03/26 PC**
11. **VS-25-0862-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **02/03/26 PC**
12. **DR-25-0863-COUNTY OF CLARK(AVIATION):**  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**

13. **TM-25-500208-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**
14. **DR-25-0849-LHMH, LLC:**  
**DESIGN REVIEW** for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action) **02/04/26 BCC**
15. **ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action) **02/04/26 BCC**
16. **VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action) **02/04/26 BCC**
17. **UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:**  
**USE PERMITS** for the following: 1) proposed stables, and 2) increase large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action) **02/04/26 BCC**
18. **UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:**  
**USE PERMITS** for the following: 1) stable; 2) increase large livestock; and 3) increase accessory living quarters square footage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.  
**DESIGN REVIEW** for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action) **02/04/26 BCC**
19. **UC-25-0870-GAUGHAN SOUTH, LLC:**  
**USE PERMIT** for a recreational or entertainment facility not limited to indoor-only recreation.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements.

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KEVIN SCHILLER, County Manager



- DESIGN REVIEW** for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/r/r/kh (For possible action) **02/04/26 BCC**
20. **WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action) **02/04/26 BCC**
21. **WC-25-400140 (NZC-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:**  
**WAIVER OF CONDITIONS** of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/kh (For possible action) **02/04/26 BCC**
22. **WS-25-0866-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.  
**DESIGN REVIEW** for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action) **02/04/26 BCC**
23. **WS-25-0867-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.  
**DESIGN REVIEW** for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action) **02/04/26 BCC**
24. **ZC-25-0844-PFC SEVEN, LLC:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action) **02/04/26 BCC**
25. **VS-25-0845-PFC SEVEN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action) **02/04/26 BCC**

26. **DR-25-0846-PFC SEVEN, LLC:**

**DESIGN REVIEW** for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action)  
**02/04/26 BCC**

VII. General Business

1. Approve the Enterprise Town Advisory Board meeting calendar for 2026 (for possible action)

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: January 28, 2026.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



# Enterprise Town Advisory Board

December 30, 2025

## MINUTES

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|                 |   |   |
|-----------------|---|---|
| Board Members   | David Chestnut, Chair <b>PRESENT</b><br>Kaushal Shah <b>PRESENT</b><br>Andy Toulouse <b>PRESENT</b>         | Barris Kaiser, Vice Chair <b>PRESENT</b><br>Chris Caluya <b>EXCUSED</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> |   |

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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.

Roxy Pais-Evia, 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 December 10, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 10, 2025.

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

3. WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:
4. SDR-25-0829-WT ML WARM SPRINGS, LLC:
5. ZC-25-0812-WICO PROPERTIES, LLC SERIES A:
6. VS-25-0813-WICO PROPERTIES, LLC SERA:
7. UC-25-0814-WICO PROPERTIES, LLC SERA:

V. Informational Items

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

VI. Planning & Zoning

1. **VS-25-0816-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fairfield Avenue and Placid Street, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Windmill Lane located between Placid Street and Fairfield Avenue; a portion of right-of-way being Placid Street located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Fairfield Avenue located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/my/cv (For possible action) **01/20/26 PC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
2. **DR-25-0823-BDA NORTH, LLC:**  
**DESIGN REVIEW** for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action) **01/21/26 BCC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
3. **WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:**  
**WAIVER OF CONDITIONS** of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/kh (For possible action) **01/21/26 BCC**  
  
Motion by David Chestnut  
Action: **DENY** Trees now and for the future inadequately screen the chasing lights  
Motion **PASSED** (4-0) /Unanimous

4. **SDR-25-0829-WT ML WARM SPRINGS, LLC**  
**SIGN DESIGN REVIEW** to modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action) **01/21/26 BCC**

Motion by David Chestnut

Action: **DENY** the Title 30 standard should apply to the entire sign

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

5. **ZC-25-0812-WICO PROPERTIES, LLC SERIES A:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **01/21/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

6. **VS-25-0813-WICO PROPERTIES, LLC SERA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Arville Street and Hinson Street located between Arville Street and Hinson Street within Enterprise (description on file). JJ/jud/cv (For possible action) **01/21/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

7. **UC-25-0814-WICO PROPERTIES, LLC SERA:**  
**USE PERMITS** for the following: 1) outdoor storage and display; and 2) a caretaker unit.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEWS** for the following: 1) proposed outdoor storage and display and 2) a proposed office with a caretaker unit on 1.25 acres in a IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Arville Street and north of Richmar Avenue within **01/21/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

**DELETE** Comprehensive Planning bullet #1

Per staff if approved conditions

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

VII. General Business:

1. None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be January 14, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 6:57 p.m.

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

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500204-LV FORT APACHE PEBBLE, LLC:**

**TENTATIVE MAP** consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone.

Generally located east of Fort Apache Road and south of Pebble Road within Enterprise.  
 JJ/rp/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-20-101-001

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

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

- Site Acreage: 1.73
- Project Type: Commercial subdivision
- Number of Lots/Units: 1

**Project Description**

The map depicts a 1 lot commercial subdivision located on the southeast corner of Fort Apache Road and Pebble Road. The site has been approved for a convenience store, gas station, and restaurants, which are currently under construction. Access to the site will be provided by 2 commercial driveways along Fort Apache Road and Pebble Road.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date      |
|--------------------|--|-----------------|-----------|
| ZC-23-0110         | Zone change, use permits, waivers of development standards, and design review for convenience stores, gas station, and restaurants | Approved by BCC | June 2023 |
| VS-23-0111         | Vacation and abandonment of right-of-way and easements   | Approved by BCC | June 2023 |

**Surrounding Land Use**

|               | Planned Land Use Category  | Zoning District (Overlay) | Existing Land Use |
|---------------|--|---------------------------|-------------------|
| North & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands | RS20                      | Undeveloped       |

### Surrounding Land Use

|      | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use         |
|------|---|---------------------------|---------------------------|
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential |
| West | Urban Neighborhood (greater than 18 du/ac)          | RM32                      | Undeveloped               |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- No comment.

#### Building Department - Addressing

- Street suffixes shall be spelled out.

TAB/CAC:

APPROVALS:

PROTESTS:



**APPLICANT:** UMER MALIK

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

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): TM-25-500204

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 1/20/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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- 2) To forward the concerns or problems of residents for resolution by County staff.

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

#### BUNKERVILLE

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

#### ENTERPRISE

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

#### GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8860  
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

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

#### MOAPA

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

#### MOAPA VALLEY

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

#### MOUNTAIN SPRINGS

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Mountain Springs Fire Station  
State Route 160, Mountain Springs

#### MT. CHARLESTON

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

#### PARADISE

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Searchlight Community Center  
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Desert Breeze Community Center  
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1650 S. Hollywood, Las Vegas

#### WHITNEY

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

#### WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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 Mulica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

### Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101375

ASSESSOR PARCEL #(s): 176-20-101-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Rd. & Fort Apache Rd.

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for commercial subdivision.

## PROPERTY OWNER INFORMATION

NAME: LV Fort Apache Pebble, LLC

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: Umer Malik

ADDRESS: 3900 Hualapai Way, Suite 132

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-767-3764

CELL

ACCELA REFERENCE CONTACT ID #

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

NAME: Taney Engineering, Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

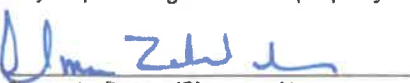
TELEPHONE: 702-362-8844

CELL

ACCELA REFERENCE CONTACT ID #

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

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

  
Property Owner (Signature)\*

LV Fort Apache Pebble LLC  
Umer Malik  
Property Owner (Print)

09/3/25  
Date

December 3, 2025

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Pebble & Fort Apache SEC  
APR-25-101375  
APN: 176-20-101-001  
Justification and Hold Letter**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting justification for a 1-lot Tentative Map for a 1.87 gross acre commercial site.

**Tentative Map:**

A 1-lot Tentative Map is requested for a 1.87 gross acre commercial site, located to the south of Pebble Road and east of Fort Apache Road. Currently, the site is zoned C-2 which now is CG (Commercial General) with a planned land use MN (Mid-Intensity Suburban Neighborhood). We are not making modifications to the Zoning of the Land Use.

The project site was approved for a convenience store (3,500 sq. ft.) with gas pumps, an attached fast-food drive-thru space (1,300 sq. ft.), and a tavern (4,500 sq. ft.), to total 9,300 sq. ft. of commercial space via NZC-23-0110. There will be 64 parking spaces provided on-site.

The project site is bounded by properties with the following zoning categories and planned land uses:

| <i><b>Surrounding Property</b></i>        | <i><b>Planned or Special Land Use Designation</b></i>    | <i><b>Existing Zoning District</b></i> |
|---|--|--|
| Subject Property<br>(Partially Developed) | MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac) | Commercial General (CG)                |
| North<br>(Undeveloped)                    | MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac) | Residential Single-Family 20 (RS20)    |
| South<br>(Undeveloped)                    | MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac) | Residential Single-Family 20 (RS20)    |
| East<br>(Developed)                       | MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac) | Residential Single-Family 3.3 (RS3.3)  |

|                       |   |                                    |
|-----------------------|---|------------------------------------|
| West<br>(Undeveloped) | Urban Neighborhood (greater than 18<br>du/ac) | Residential Multi-Family 32 (RM32) |
|-----------------------|---|------------------------------------|

We request to have this Tentative Map application filed during the soonest available filing period with the understanding that this may result in the Planning Commission meeting date being more than 45 days after submittal.

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

Sincerely,



Susan Florian  
Land Planner





## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0832-LEE, NICHOLAS & CARLIE:**

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

## RELATED INFORMATION:

## APN:

176-24-501-012; 176-24-501-030

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The applicant requests to vacate and abandon a portion of right-of-way being Hauck Street which is no longer required for the development of the site.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date           |
|--------------------|---|-----------------|----------------|
| UC-21-0520         | Use permit to allow 2 accessory apartments and for the square footage of the accessory apartments to be more than 1,500 square feet | Withdrawn       | September 2021 |
| ZC-1026-05         | Zone change for 3,800 parcels from R-E to R-E (RNP-I) Zone  | Approved by BCC | October 2005   |
| SC-1721-94         | Street name change of a public right-of-way and street alignment presently known as Hauk Street and Torsak Street to Hauck Street   | Approved by PC  | November 1994  |

**Surrounding Land Use**

|       | Planned Land Use Category                                     | Zoning District (Overlay) | Existing Land Use                     |
|-------|---|---------------------------|---------------------------------------|
| North | Mid-Intensity Suburban Neighborhood (8 du/acre)               | RS3.3                     | Single-family residence               |
| South | Ranch Estate Neighborhood (2 du/ac)                           | RS20 (NPO-RNP)            | Undeveloped & single-family residence |
| East  | Ranch Estate Neighborhood (2 du/ac) & Neighborhood Commercial | RS20 & CP                 | Undeveloped & single-family residence |

**Surrounding Land Use**

|      | Planned Land Use Category |        |                 | Zoning District (Overlay) | Existing Land Use |
|------|---------------------------|--------|-----------------|---------------------------|-------------------|
| West | Ranch du/ac)              | Estate | Neighborhood (2 | RS20 (NPO-RNP)            | Undeveloped       |

**STANDARDS FOR APPROVAL:**

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

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

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

**Staff Recommendation**

Approval.

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

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

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

**Public Works - Development Review**

- 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:**

**CONTACT:** KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139

DRAFT





**APPLICATION NUMBER(s):** VS-25-0832

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

Date: 1/14/2026

Location: *Refer to listing on other side*

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

<https://clarkcountynv.gov/TABCACInformation>

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

## Date: 2/3/2026 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

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>

- 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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## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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>

Page 2 of 5





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-501-012

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Hauck Street

## DETAILED SUMMARY PROJECT DESCRIPTION

request to vacate and abandon public right-of-way being Hauck Street between Pebble Road and Raven Avenue

## PROPERTY OWNER INFORMATION

NAME: Nicholas Lee and Carlie Lee, husband and wife, as joint tenants

ADDRESS: 4552 Merlot Hills Ave.

CITY: Las Vegas

STATE: NV. ZIP CODE: 89141

TELEPHONE: \_\_\_\_\_ CELL 702-803-0283 EMAIL: Nick@wrapitupvegas.com

## APPLICANT INFORMATION (must match online record)

NAME: Nicholas Lee

ADDRESS: 4552 Merlot Hills Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89141 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-803-0283 EMAIL: Nick@wrapitupvegas.com

## CORRESPONDENT INFORMATION (must match online record)

NAME Kendall Brooks

ADDRESS: 5320 Raven Ave.

CITY: Las Vegas

STATE: NV ZIP CODE: 89139 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-374-3777 EMAIL: Kendallricci@gmail.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.

Nicholas Lee  
Property Owner (Signature)\*

Nicholas Lee  
Property Owner (Print)

08/05/2025  
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 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 \_\_\_\_\_



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-24-501-030

PROPERTY ADDRESS/ CROSS STREETS: Pebble and Raven

## DETAILED SUMMARY PROJECT DESCRIPTION

To Vacate and abandon the right of way on Hauck street which is between Pebble Rd. and Raven Ave.

## PROPERTY OWNER INFORMATION

NAME: FULL THROTTLE REAL ESTATE LLC

ADDRESS: 5080 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 891

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

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

## APPLICANT INFORMATION (must match online record)

NAME: Nicholas and Carlie Lee

ADDRESS: 4552 Merlot Hills Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

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

TELEPHONE: \_\_\_\_\_ CELL 702-803-0283

EMAIL: nick@wrapitupvegas.comK

## CORRESPONDENT INFORMATION (must match online record)

NAME: Kendallricci@gmail.com

ADDRESS: 5320 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

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

TELEPHONE: \_\_\_\_\_ CELL 702-374-3777

EMAIL: kendallricci@gmail.com

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

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

Digitally signed by:  
Kieran Cox  
Property Owner (Signature)\*

Kieran Cox  
Property Owner (Print)

06/13/2025  
Date

## DEPARTMENT USE ONLY:

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

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

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

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

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

DATE 6/24/2025



Book 466, Instrument Number 425571 on October 10th, 1974 and Book 537, Instrument Number 496428 on July 23rd, 1975.

We are requesting the vacation because the right-of-way is deemed unnecessary for public roadway purposes and it's vacation is required for the full development of the property.

**Property Identifications:**

APN: 176-24-501-012:

Vacation all right-of-way except the northern 50 feet of Pebble Road.

APN: 176-24-501-030:

Vacation all right-of-way except the southern portion of Raven Street.

**Legal Description:**

Beginning at the Southwest corner of the intersection of Pebble Road and Hauck Street ; thence proceeding north along the western boundary of the right-of-way for a distance of 50.00 feet; thence eastward along the northern boundary of the right-of-way for a distance of 30.00 feet; thence southward to the southern boundary line of the right-of-way; thence westward along the southern boundary of the right-of-way back to the point of beginning, excluding the northern 50 feet of Pebble Road and the southern portion of Raven Street.

For APN: 176-24-501-030, the legal description is as follows:

Beginning at the intersection of Hauck Street and Raven Avenue ; thence proceeding south along the western boundary of the right-of-way for a distance of 30.00 feet; thence eastward along the northern boundary of the right-of-way for a distance of 30.00 feet; thence northward to the southern boundary line of the right-of-way; thence westward along the southern boundary of the right-of-way back to the point of beginning, excluding the southern portion of Raven Avenue.

Please free to contact me if you require any additional information or clarification.

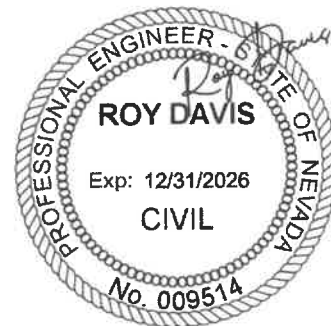
Sincerely,

Roy Davis, P.E.

NV License 009514

Expiration Date: 12/31/2026

Email: [eprofessional38@gmail.com](mailto:eprofessional38@gmail.com)





## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0842-PICERNE BERMUDA, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action)

## RELATED INFORMATION:

**APN:**

191-04-602-012; 191-04-602-014; 191-04-602-017

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

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

The applicant is requesting to vacate and abandon a portion of right-of-way being Bermuda Road to accommodate detached sidewalks.

**Prior Land Use Requests**

| Application Number            | Request   | Action          | Date          |
|-------------------------------|---|-----------------|---------------|
| ET-24-400012<br>(NZC-21-0128) | First extension of time for a nonconforming zone change, waivers of development standards, and design reviews               | Approved by BCC | May 2024      |
| ET-23-400081<br>(VS-21-0127)  | First extension of time for a vacation and abandonment - expired  | Approved by BCC | July 2023     |
| NZC-21-0128                   | Nonconforming zone change from C-2 to R-4 zoning with waivers and design reviews for a multi-family residential development | Approved by BCC | June 2021     |
| VS-21-0127                    | Vacation and abandonment of right-of-way being Bermuda Road, between Neal Avenue and St. Rose Parkway - expired             | Approved by BCC | June 2021     |
| DR-0303-11                    | Design review to modify a previously approved parking lot in conjunction with a drive-thru restaurant                       | Approved by PC  | August 2011   |
| VS-1049-08                    | Vacation and abandonment for government patent easements - recorded   | Approved by PC  | December 2008 |
| ZC-0683-08                    | Zone change for the northern portion of the site to C-2 zoning for a future commercial development                          | Approved by BCC | August 2008   |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date       |
|--------------------|--|-----------------|------------|
| ZC-0018-95         | Zone change for the southern portion of the site to C-2 zoning for a wholesale/retail landscape materials business | Approved by BCC | March 1995 |

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use         |
|-------|---|---------------------------|---------------------------|
| North | Compact Neighborhood (up to 18 du/ac)               | RM18                      | Multi-family residential  |
| South | Corridor Mixed-Use (less than 18 du/ac)             | CG                        | Gasoline station          |
| East  | City of Henderson                                   | RM-16                     | Single-family residential |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & 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 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**

- 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:** PICERNE BERMUDA, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,  
NV 89135





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0842

3A

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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#### Please Note:

- All meetings are mandatory for ALL applications.
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- 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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## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

### BUNKERVILLE

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

### ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Windmill Library  
7060 W. Windmill Lane, 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/Joy Marchant, 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

Dawn VonMendenhall, Secretary  
(702) 289-0196  
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/Joy Marchant, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

### SPRING VALLEY

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

### SUNRISE MANOR

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

### WHITNEY

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

### WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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

Page 2 of 4





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101796

ASSESSOR PARCEL #(s): 191-04-602-012, 014 & 017

PROPERTY ADDRESS/ CROSS STREETS: St. Rose and Bermuda

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of rights-of-way.

## PROPERTY OWNER INFORMATION

NAME: Picerne Bermuda, LLC

ADDRESS: 4518 N. 32nd Street

CITY: Phoenix

STATE: AZ

ZIP CODE: 85018

TELEPHONE: 000-000-0000

CELL 000-000-0000

## APPLICANT INFORMATION (information must match online application)

NAME: Picerne Bermuda, LLC

ADDRESS: 4518 N. 32nd Street

CITY: Phoenix

STATE: AZ

ZIP CODE: 85018

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

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

NAME: Kaempfer Crowell -- Anthony J. Celeste

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

[Signature]  
Property Owner (Signature)\*

AARON M. SCHEIN  
Property Owner (Print)

11-6-2025  
Date

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

November 6, 2025

**VIA EMAIL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 s. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 8106

**Re: Justification Letter – Vacate and Abandon a Portion of Bermuda Right-of-Way  
Picerne Development  
APN: 191-04-602-012, 014, & 017 (St. Rose Parkway/Bermuda  
Road)**

To Whom It May Concern:

Please be advised our office represents Picerne Development (the “Applicant”) in the above-referenced matter. The Applicant owns approximately 12.2 acres located at the northwest corner of St. Rose Parkway and Bermuda Road. The property is more particularly described as APNs: 191-04-602-012, 014, & 017 (collectively the “Site”).

By way of background, on June 2, 2021, the Board of County Commissioners (the “BCC”) approved NZC-21-0128 allowing a zone change to RM32 (previously R-4) along with a design review and related waivers for a 271-unit multi-family development on the Site. As a companion item to NZC-21-0128, the BCC also approved, on June 2, 2021, VS-21-0127 allowing for the vacation and abandonment of a 5-foot-wide portion of Bermuda Road to provide a detached sidewalk. NZC-21-0128 was subsequently extended by the approval of ET-24-400012 and now expires on June 2, 2027. VS-21-0127 was also extended by ET-23-400081 and expired on June 2, 2025.

Since ET-23-400081 (VS-21-0127) expired, the Applicant is requesting, again, to vacate and abandon the same 5-foot-wide portion of Bermuda Road that was previously approved. The vacation and abandonment will allow for the development of a detached sidewalk. The proposed detached sidewalk matches the approved design of the Site and is a companion item to ET-24-400012 (NZC-21-0128).

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

**PUBLIC HEARING**

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

**PA-25-700053-MAI HUAN QUAN & ZHONG QING:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres.

Generally located south of Silverado Ranch Boulevard and east of Gillespie Street within Enterprise. MN/gc (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-28-501-002; 177-28-501-004

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.70
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for the Urban Neighborhood (UN) land use category is appropriate since Urban Neighborhood (UN) exists to the northeast across Silverado Ranch Boulevard, Neighborhood Commercial (NC) is adjacent to the west, and the site has close access to Interstate 15 and Las Vegas Boulevard to the west. The request will also support Goals 1.1 and 1.2 of the Master Plan which promotes opportunities for diverse housing options and expanding the number of long-term affordable housing units. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

| Application Number           | Request   | Action          | Date          |
|------------------------------|---|-----------------|---------------|
| ET-22-400001<br>(VS-0813-17) | Second extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired | Approved by BCC | April 2022    |
| ET-19-400157<br>(VS-0813-17) | First extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired  | Approved by BCC | February 2020 |
| ZC-0812-17                   | Reclassified the site from R-E to RUD zoning for a residential planned unit development                                   | Approved by BCC | November 2017 |
| VS-0813-17                   | Vacation and abandonment of easements and a portion of right-of-way being Walmer Castle Lane - expired                    | Approved by BCC | November 2017 |

**Surrounding Land Use**

|              | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                  |
|--------------|---|---------------------------|--|
| North        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM32                      | Multi-family residential                           |
| South & West | Neighborhood Commercial                             | CP                        | Office complex                                     |
| East         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20                      | Single-family residential planned unit development |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-25-0853         | A zone change to reclassify the site from RS20 and RS2 to RM32 is a companion item on this agenda.   |
| UC-25-0854         | A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda. |
| VS-25-0852         | A vacation and abandonment for easements and portions of right-of-way is a companion item on this agenda.  |
| TM-25-500206       | A tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east is a companion item on this agenda.  |

**STANDARDS FOR ADOPTION:**

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

**Analysis****Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies;

2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for Urban Neighborhood (UN) is not compatible with the surrounding area. Urban Neighborhood (UN) allows for greater than 18 dwelling units per acre (du/ac). Although there are properties planned for Urban Neighborhood (UN) and zoned RM32 in the area, they are located on the north side of Silverado Ranch Boulevard and separated from the subject site by a 100 foot wide arterial street. Properties south of Silverado Ranch Boulevard are developed at a much lower density. The adjacent single-family residential subdivision to the east is zoned RS20. Although the subdivision was developed as a planned unit development, the density of the subdivision is still approximately 3 du/ac. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is not appropriate for this location.

#### **Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

#### **STAFF ADVISORIES:**

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** MARK MULHALL

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

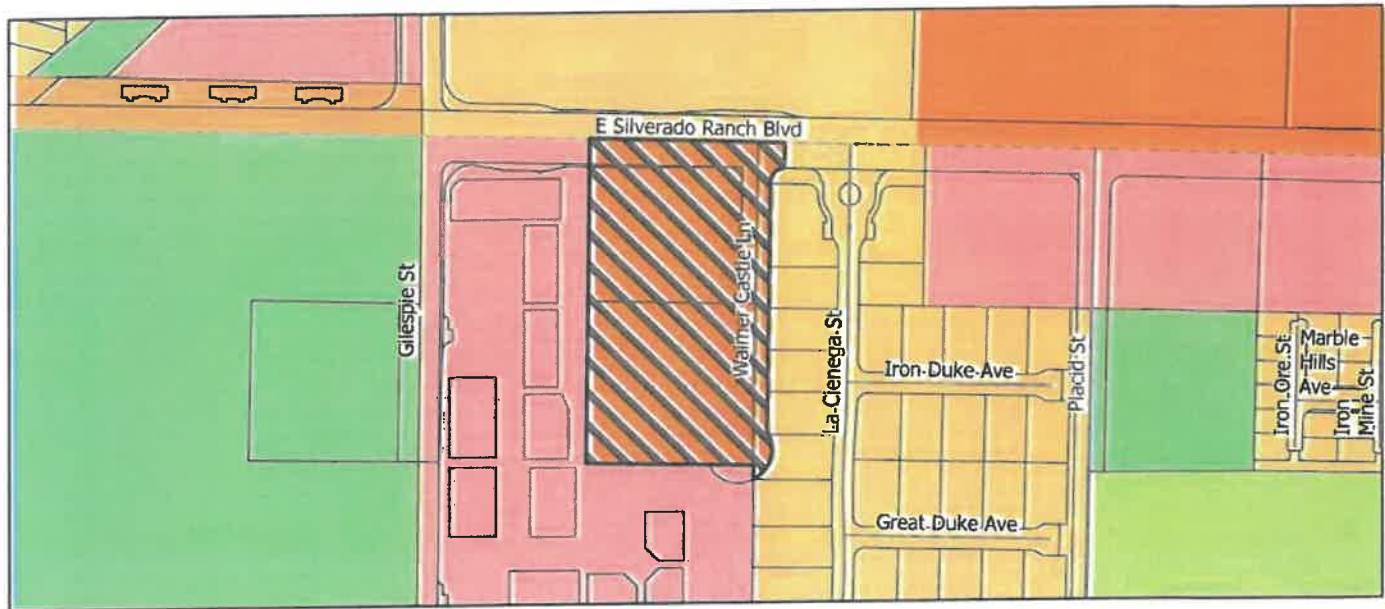


# Planned Land Use Amendment PA-25-700053

**DRAFT**



**Current**



**Requested**

Requested Area To Change

Planning Areas

## Neighborhoods

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

## Commercial and Mixed Use

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

## Employment

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

## Other

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

Enterprise  
Clark County, Nevada

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









# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

4A

APPLICATION NUMBER(s): PA-25-700053; ZC-25-0853 & UC-25-0854

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

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Indian Springs Civic Center  
715 Greta Lane, Indian Springs

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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

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100702

ASSESSOR PARCEL #(s): 17728501002 & 17728501004

PROPERTY ADDRESS/ CROSS STREETS: SEC Silverado Ranch Boulevard & Gillespie St

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review, Special Use Permit for Senior Housing, and Waivers.

## PROPERTY OWNER INFORMATION

NAME: Huan Quan Mai and Qing Zhong

ADDRESS: 2804 Coast Line Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd., #401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

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

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

CELL 407-649-7815

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

Huan Quan Mai  
Property Owner (Print)

07/31/2025  
Date

August 7, 2025

**VIA ONLINE SUBMITTAL**

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

**Re:   *Justification Letter – Master Plan Amendment***  
          ***George Gekakis, Inc.***  
          ***APN: 177-28-501-002 & 177-28-501-004***

To Whom It May Concern:

Please be advised this firm represents George Gekakis, Inc. (the “Applicant”) in the above referenced matter. The site is approximately 4.7 acres generally located south of Silverado Ranch Boulevard and east of Gilespe Street. The site is more particularly described as Assessor’s Parcel Numbers 177-28-501-002 & 177-28-501-004 (the “Site”). The Site has a planned land use designation of Mid-Intensity Suburban Neighborhood (MN) and a zoning designation of Residential Single-Family 2 (RS2). The Applicant is requesting a Master Plan Amendment from Mid-Intensity Suburban Neighborhood (MN; up to 8 dwelling units per acre) to Urban Neighborhood (UN; greater than 18 dwelling units per acre) to allow for a senior housing development. A conforming zone change application has been submitted in conjunction with this application, along with land use applications for a special use permit for senior housing and a design review of the proposed development.

The Site was previously approved for a zone change from Rural Estates Residential (R-E; the predecessor to RS20) to Residential Urban Density (RUD; the predecessor to RS2) by the Clark County Board of County Commissioners on November 21, 2017 via ZC-0812-17. This previous approval was for triplexes and townhomes.

**Master Plan Amendment**

The request for a master plan amendment to UN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is adjacent to Neighborhood Commercial (NC) designated property with UN designated property just east on the other side of Silverado Ranch Boulevard. The Site is east of the Silverado Ranch Park and Community Center. The Site has close access to Las Vegas Boulevard and I-15 to the west and shopping plazas at the Silverado Ranch Boulevard and Bermuda Road intersection to the east.

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

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

As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goals:

- Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities
- Goal 1.2: Expand the number of long-term affordable housing units available in Clark County

The proposed Master Plan Amendment to UN will allow for a development that provides housing options for the elderly of various income levels, thereby expanding the number of affordable housing units in Clark County. The development will encourage aging-in-place and the accommodation of older residents, including those with mobility limitations. Amending the Master Plan to UN expands housing for a vulnerable population, the elderly. The Master Plan Amendment to UN and the corresponding development are consistent with the overall intent of the Master Plan and further important goals of the Master Plan.

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

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies. As reflected by the adopted Urban Neighborhood designation across Silverado Ranch Boulevard.

Over the last ten years, the area has seen the development of multi-family to the north of the Site, commercial to the northwest at the intersection of Silverado Ranch Boulevard and Gillespie Street, commercial to the east at the southwest corner of Silverado Ranch Boulevard and Fairfield Avenue, and additional commercial to the west along Las Vegas Boulevard. However, there is not currently senior housing provided in this area.

In addition to the changed conditions of the built environment of the area, Clark County is experiencing an aging population. This trend requires responses to the aging population to be able to deliver senior housing to accommodate the demographic shift taking place. The UN master plan designation and corresponding development will help to address housing for an aging population.

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

As mentioned previously, multi-family developments exist to the north of the Site. The proposed amendment and the contemplated development will be adequately served by transportation corridors along Silverado Ranch Boulevard, Las Vegas Boulevard, and the I-15. There is a commercial center to the east at the intersection of Silverado Ranch Boulevard and Bermuda Road. The Site is close to Silverado Ranch Park and Community Center. The Site is also adjacent to office buildings to the west and to single-family residential to the east.



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

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan. The goals were addressed in Section 1. The proposed plan amendment meets County Wide goals, including, but not limited to, the following:

- Policy 1.1.2: HOUSING ACCESS – The UN master plan amendment will allow higher-density senior housing to exist near the Silverado Ranch Park and Community Center, near existing medical offices and larger medical facilities such as those on St. Rose Parkway, near Las Vegas Boulevard and the I-15, and a short trip away from the airport whether residents are traveling or for family members traveling to see them.
- Policy 1.1.4: SUPPORTIVE HOUSING – The UN master plan amendment and the proposed senior housing development is supportive housing that will facilitate aging in place and the accommodation of older residents through thoughtful design.
- Policy 1.1.5: HOUSING FOR VULNERABLE POPULATIONS – The UN master plan amendment and the proposed senior housing development expands the senior housing options for a vulnerable population in an area where demographics are shifting toward an aging population.
- Policy 1.2.6: NEW AFFORDABLE UNITS – The UN master plan amendment allows an increase in the supply of housing, specifically of affordable units. This master plan amendment will allow a senior housing facility that will be affordable for seniors.
- Policy 1.4.4: INFILL AND REDEVELOPMENT – The UN master plan amendment allows for tangible infill and redevelopment on currently vacant parcels and will allow a use (senior housing) that is generally less intense or intrusive to communities than other uses.

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

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is largely developed. The proposed master plan amendment to UN will allow for infill development. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. There is already existing multi-family to the north and existing UN master plan designation to the northeast. The services in the area can adequately serve the contemplated UN master plan designation. Therefore, the UN will meet the intent of what is contemplated for the area.

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

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The proposed amendment will ultimately result in the benefit to the public health, safety and general welfare of the people of Clark County by serving our senior population. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to UN is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall





PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0853-MAI HUAN QUAN & ZHONG QING:**

**ZONE CHANGE** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Silverado Ranch Boulevard and east of Gillespie Street within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

177-28-501-002; 177-28-501-004

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.70
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for RM32 zoning is appropriate since RM32 zoned properties exist to the north of the site across Silverado Ranch Boulevard. The applicant contends that RM32 zoning is not substantially more intensive than the existing RS2 zoning since the site is proposed to be used for senior housing, which is much less intensive than a traditional multi-family residential development.

**Prior Land Use Requests**

| Application Number           | Request   | Action          | Date          |
|------------------------------|---|-----------------|---------------|
| ET-22-400001<br>(VS-0813-17) | Second extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired | Approved by BCC | April 2022    |
| ET-19-400157<br>(VS-0813-17) | First extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired  | Approved by BCC | February 2020 |
| ZC-0812-17                   | Reclassified the site from R-E to RUD zoning for a residential planned unit development                                   | Approved by BCC | November 2017 |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-0813-17         | Vacation and abandonment of easements and a portion of right-of-way being Walmer Castle Lane - expired | Approved by BCC | November 2017 |

**Surrounding Land Use**

|              | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                  |
|--------------|---|---------------------------|--|
| North        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM32                      | Multi-family residential                           |
| South & West | Neighborhood Commercial                             | CP                        | Office complex                                     |
| East         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20                      | Single-family residential planned unit development |

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

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| PA-25-700053       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda. |
| UC-25-0854         | A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.    |
| VS-25-0852         | A vacation and abandonment for easements and portions of right-of-way is a companion item on this agenda.   |
| TM-25-500206       | A tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east is a companion item on this agenda.     |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM32 zoning is not compatible with the surrounding area. Although there are properties zoned RM32 in the area, they are located on the north side of Silverado Ranch Boulevard and separated from the subject site by a 100 foot wide arterial street. Properties south of Silverado Ranch Boulevard are developed at a much lower density. The adjacent single-family residential subdivision to the east is zoned RS20. Although the subdivision was developed as a planned unit development, the density of the subdivision is still approximately 3 dwelling units per acre. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the

surrounding area. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK MULHALL

**CONTACT:** MARK MULHALL, KAEMPEER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): PA-25-700053; ZC-25-0853 & UC-25-0854

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### ENTERPRISE

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

### GOODSPRINGS

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

### INDIAN SPRINGS

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

### LAUGHLIN

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

### 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  
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Mountain Springs Fire Station  
State Route 160, Mountain Springs

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

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Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

### RED ROCK

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Electra Smith, Secretary  
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Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

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

### SPRING VALLEY

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

### SUNRISE MANOR

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

### WHITNEY

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

### WINCHESTER

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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 Mulica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100702

ASSESSOR PARCEL #(s): 17728501002 & 17728501004

PROPERTY ADDRESS/ CROSS STREETS: SEC Silverado Ranch Boulevard & Gillespie St

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review, Special Use Permit for Senior Housing, and Waivers.

## PROPERTY OWNER INFORMATION

NAME: Huan Quan Mai and Qing Zhong

ADDRESS: 2804 Coast Line Ct.

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: George Gelakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd., #401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

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

NAME: Keempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-893-4205

CELL 407-849-7815

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

Huan Quan Mai  
Property Owner (Print)

07/31/2025  
Date

August 7, 2025

VIA ONLINE SUBMITTAL  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re:   *Justification Letter – Zone Change for Senior Housing Development*  
          *George Gekakis, Inc.*  
          *APN: 177-28-501-002 & 177-28-501-004***

To Whom It May Concern:

Please be advised this firm represents George Gekakis, Inc. (the “Applicant”) in the above referenced matter. The site is approximately 4.7 acres generally located south of Silverado Ranch Boulevard and east of Gillespie Street. The site is more particularly described as Assessor’s Parcel Numbers 177-28-501-002 & 177-28-501-004 (the “Site”). The Site has a planned land use designation of Mid-Intensity Suburban Neighborhood (MN) and a zoning designation of Residential Single-Family 2 (RS2). The Applicant is requesting a zone change from Residential Single-Family 2 (RS2) to Residential Multi-Family 32 (RM32) to allow for a senior housing development. A corresponding master plan amendment has been submitted, along with land use applications for a special use permit for senior housing and a design review of the proposed development.

The Site was previously approved for a zone change from Rural Estates Residential (R-E; the predecessor to RS20) to Residential Urban Density (RUD; the predecessor to RS2) by the Clark County Board of County Commissioners on November 21, 2017 via ZC-0812-17.

### **Zone Change**

The RM32 district is compatible with the surrounding area. North of the Site, there is RM32 zoned property. To the south and the west, there is commercial professional zoned property; while to the east, there is RS20 zoned property. The RM32 zoning district is not substantially more intensive than the existing RS2 zoning district. The compatibility of the RM32 zoning district has already been determined to the north across Silverado Ranch Boulevard. While RM32 and the added density bonus for Senior Housing with the corresponding special use permit (39 dwelling units per acre) is more dense than the current RS2 zoning district, the contemplated use of Senior Housing is much less intense than traditional multi-family housing or the contemplated triplex and townhouses approved in ZC-0812-17. This is due to the fact that the housing is restricted to seniors (55+). Many residents are retired reducing normal traffic volume. Many residents live alone or only with their spouse rather than with roommates, children, or extended family members. The RM32 zoning district for Senior Housing is fitting for an area with existing RM32 immediately



north of Silverado Ranch Boulevard, nearby existing commercial uses, and the nearby Silverado Ranch Park and Community Center.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0852-MAI HUAN QUAN & ZHONG QING:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; and a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-28-501-002; 177-28-501-004; 177-28-510-040 through 177-28-510-044; 177-28-511-002; 177-28-516-013; and 177-28-597-001

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

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

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk and patent easements that are no longer necessary for the development of this site.

**Prior Land Use Requests**

| Application Number           | Request   | Action          | Date          |
|------------------------------|---|-----------------|---------------|
| ET-22-400001<br>(VS-0183-17) | Extension of time to vacate easements and right-of-way - expired  | Approved by BCC | April 2022    |
| ET-19-400158<br>(ZC-0812-17) | Extension of time for a PUD - expired   | Withdrawn       | N/A           |
| ET-19-400157<br>(VS-0813-17) | Extension of time to vacate easements and right-of-way - expired  | Approved by BCC | February 2020 |
| ZC-0812-17                   | Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences - expired | Approved by BCC | November 2017 |
| VS-0813-17                   | Vacated easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard - expired                          | Approved by BCC | November 2017 |

**Prior Land Use Requests**

| Application Number            | Request   | Action         | Date          |
|-------------------------------|---|----------------|---------------|
| ET-98-400411<br>(VC-1765-97)* | Extension of Time to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries of a planned unit development | Approved by PC | November 1998 |
| VC-1765-97*                   | Variances to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries to a planned unit development         | Approved by PC | November 1997 |

\*For parcels 177-28-597-001; 177-28-511-002; 177-28-510-040; 177-28-510-041; 177-28-510-042; 177-28-510-043; 177-28-510-044

**Surrounding Land Use**

|       | Planned Land Use Category   | Zoning District (Overlay) | Existing Land Use                                      |
|-------|---|---------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                           | RM-32                     | Multi-family residential development                   |
| South | Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CP & RS20                 | Office complex & single-family residential development |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                           | RS20                      | Single-family residential development                  |
| West  | Public Use  | PF                        | Park   |

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

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| PA-25-700053       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda. |
| ZC-25-0853         | A zone change to reclassify the site from RS20 & RS2 to RM32 is a companion item on this agenda.  |
| UC-25-0854         | A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.    |
| TM-25-500206       | Tentative map for 7 lot single-family residential subdivision is a companion item on this agenda.   |

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

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

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

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- 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;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement;
- 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:** GEORGE GEKAKIS, INC.

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): TM-25-500206 & VS-25-0852

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738  
ASSESSOR PARCEL #(s): 177-28-510-044  
PROPERTY ADDRESS/ CROSS STREETS: 9725 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public right-of-way and easements.

## PROPERTY OWNER INFORMATION

NAME: Henricus & Lily Sandjaya  
ADDRESS: 9725 La Cienega Street  
CITY: Las Vegas STATE: NV ZIP CODE: 89183  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

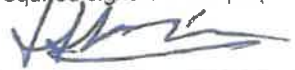
NAME: George Gekakis @ George Gekakis, Inc.  
ADDRESS: 2655 S. Rainbow Blvd, Suite 401  
CITY: Las Vegas STATE: NV ZIP CODE: 89146  
TELEPHONE: 702-364-8027 CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-693-4205 CELL: 407-949-7515 ACCELA REFERENCE CONTACT ID # 289392

\*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)\*

HENRICUS SANDJAYA  
Property Owner (Print)

10/09/2025  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-043

PROPERTY ADDRESS/ CROSS STREETS: 9739 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Zachary Jordan

ADDRESS: 9739 La Cienega Street

CITY: Las Vegas STATE: NV ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

Zachary Jordan  
Property Owner (Print)

10.14.25  
Date



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-501-002 & 177-28-501-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Blvd / George St

### DETAILED SUMMARY PROJECT DESCRIPTION

A Tentative Map and vacation and abandonment of public rights-of-way and easements

### PROPERTY OWNER INFORMATION

NAME: Huan Quan Mai and Qing Zhong

ADDRESS: 2804 Coast Line Ct

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

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

### APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2865 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV ZIP CODE: 89148

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)

Huan Quan Mai  
Property Owner (Print)

10/15/2025  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-040

PROPERTY ADDRESS/ CROSS STREETS: 9781 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Rudy F & Della B Fortes

ADDRESS: 9781 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2685 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7515 ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

RUDY FORTES  
Property Owner (Print)

10/9/25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-041

PROPERTY ADDRESS/ CROSS STREETS: 9767 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Laura Negrete Silva and Gabriel Silva

ADDRESS: 9767 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7815 ACCELA REFERENCE CONTACT ID # 289382

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

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

Laura Silva  
Property Owner (Signature)\*

Laura Silva  
Property Owner (Print)

10/9/25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-042

PROPERTY ADDRESS/ CROSS STREETS: 9753 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

**A tentative map and vacation and abandonment of public rights-of-way and easements**

## PROPERTY OWNER INFORMATION

NAME: BELTRAN EUFEMIO SR & B V FAM TR and BELTRAN EUFEMIO SR & BRILLO TRS

ADDRESS: 9753 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: \_\_\_\_\_ CELL: 703-465-1825

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027

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

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell – Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

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

407-949-7815

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

Prilla V. Beltran  
Property Owner (Print)

10-14-25  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-597-001

PROPERTY ADDRESS/ CROSS STREETS: E Silverado Ranch Blvd & La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: East Wellington Homeowners Association

ADDRESS: E Silverado Ranch Blvd & La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 269392

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

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

Mark Holman  
Property Owner (Signature)\*

MARK HOLMAN  
Property Owner (Print)

10-9-25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-511-002

PROPERTY ADDRESS/ CROSS STREETS: 9711 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Wayne Alan & Amber Lea Brown

ADDRESS: 9711 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2855 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-893-4205

CELL \_\_\_\_\_

407-949-7615

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

289392

\*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)\*

WAYNE BROWN  
Property Owner (Print)

9 OCT 2025  
Date



September 5, 2025

VIA ONLINE SUBMITTAL  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re:   *Justification Letter – Vacation and Abandonment of Patent Easements and Existing ROW***  
***George Gekakis, Inc.***  
***APN: 177-28-501-002 & 177-28-501-004***

To Whom It May Concern:

Please be advised this firm represents George Gekakis, Inc. (the “Applicant”) in the above referenced matter. The site is approximately 4.71 acres generally located south of Silverado Ranch Boulevard and east of Gilespe Street. The site is more particularly described as Assessor’s Parcel Numbers 177-28-501-002 & 177-28-501-004 (the “Site”). The proposed land use designation is Urban Neighborhood (UN) and the proposed zoning designation is Residential Multi-Family 32 (RM32). The Site has a planned land use designation of Mid-Intensity Suburban Neighborhood (MN) and a zoning designation of Residential Single-Family 2 (RS2). The Applicant is requesting a Special Use Permit to increase the maximum density and a Design Review for a Senior Housing development. The Applicant is requesting the vacation of an existing right-of-way and of patent easements in order to develop Senior Housing.

#### **Vacation and Abandonment**

The Applicant is requesting the vacation of a portion of an existing right-of-way, Silverado Ranch Boulevard, and the vacation of an existing right-of-way, Walmer Castle Lane. The Applicant is requesting to vacate 5 feet of Silverado Ranch Boulevard for a detached sidewalk. The vacation of Walmer Castle Lane is necessary to develop the Site according to the proposed plans. Additionally, Walmer Castle Lane is a public right-of-way to nowhere. It ends in a cul-de-sac and has been the subject of people dumping trash, parking freight, eighteen-wheelers, and food trucks, among other activities. This will relieve the County of maintenance obligations of Walmer Castle. The neighbors adjacent to Walmer Castle Lane will be compensated for their portion when it reverts back. We have been working diligently with the neighbors on this matter.

The Applicant is also requesting the vacation of patent easements on the Site that are no longer necessary while the vacation of those patent easements is necessary for the development of the Site.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall

October 22, 2025

**VIA ONLINE SUBMITTAL**

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

**Re:   *Justification Letter –Tentative Map for Senior Housing Development***  
***George Gekakis, Inc.***  
***APNs: 177-28-501-002, 177-28-501-004***

To Whom It May Concern:

Please be advised this firm represents George Gekakis, Inc. (the “Applicant”) in the above referenced matter. The site is approximately 4.71 acres generally located south of Silverado Ranch Boulevard and east of Gilespe Street. The site is more particularly described as Assessor’s Parcel Numbers 177-28-501-002 & 177-28-501-004 (the “Site”). The proposed land use designation is Urban Neighborhood (UN) and the proposed zoning designation is Residential Multi-Family 32 (RM32). The Site has a planned land use designation of Mid-Intensity Suburban Neighborhood (MN) and a zoning designation of Residential Single-Family 2 (RS2). The Applicant is requesting a tentative map. A Master Plan Amendment, a corresponding conforming zone change, a vacation and land use applications have been submitted concurrently with the application discussed in this Justification Letter.

**Tentative Map**

The Applicant is requesting a tentative map to effectuate the vacation of Walmer Castle Lane and the subsequent transfer of the corresponding properties on the eastern portion of Walmer Castle Lane to become one lot for the senior housing development. This allows for the development on the entirety of the Site including the vacated area. The adjacent neighbors have all signed tentative map applications. The tentative map is compliant.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'MMA' followed by a stylized flourish.

Mark W. Mulhall

**PUBLIC HEARING**

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

**UC-25-0854-MAI HUAN QUAN & ZHONG QING:**

**USE PERMIT** for senior housing.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Silverado Ranch Boulevard and east of Gillespie Street within Enterprise. MN/rg/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-501-002; 177-28-501-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the proposed trash enclosure setback to 10 feet where 20 feet is required per Section 30.02.10 (a 50% reduction).  
b. Reduce the proposed shade structure (carports) setback along the north property line to 10 feet where 20 feet is required per Section 30.02.10 (a 50% reduction).
2. Allow the existing 6 foot high decorative wall along the east property line to remain where an 8 foot high decorative wall is required for buffering and screening per Section 30.04.02C.
3. Increase the wall height to 8 feet along the west and south property lines adjacent to the drainage channel where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
4. Increase retaining wall height to 7 feet along the west property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
5. Reduce the throat depth to 26 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.70

- Project Type: Senior housing multi-family residential
- Number of Units: 167
- Density (du/ac): 35.5
- Number of Stories: 3
- Building Height (feet): Up to 44
- Square Feet: 172,919
- Open Space Require/Provided: 16,700/29,625
- Parking Required/Provided: 167/172
- Sustainability Required/Provided: 5/5

#### Site Plan & Request

The applicant is proposing a multi-family residential development for senior housing consisting of 167 units on 4.70 acres at a density of 35.5 dwelling units per acre. The site is arranged with 3 story residential building oriented around internal drive aisles, surface parking, and covered parking structures. Primary access is taken from Silverado Ranch Boulevard to the north, with internal circulation provided through a network of private drive aisles that connect to parking areas and building entries. A total of 167 parking spaces are provided, including covered parking with solar panels, 5 EV-installed spaces located on the northwest and northeast side of the building, and the remaining 43 EV-capable spaces are spread throughout the development.

The multi-family building is set back 78 feet from the front property line along East Silverado Ranch Boulevard, 62 feet from the rear property line, 33 feet from the west property line, and 83 feet from the east property line.

Pedestrian connectivity is provided throughout the site by accessible routes that link building entrances with parking areas, open space areas, and perimeter walkways. The primary pedestrian route through the parking areas is painted to establish a defined and visible connection for residents. Common open space is centrally located and includes a pool and spa, seating areas with benches and planters, and other resident gathering spaces. Additional amenities include a dog park enclosed with decorative wrought-iron fencing along the south property line, and designated bicycle parking area located on the north side of the building, adjacent to the leasing office.

Perimeter screening consists of a combination of decorative split-face CMU walls with wrought iron fencing above along the north side of the site along Silverado Ranch Boulevard frontage, wrought-iron fencing along the west and south property lines, and the existing block wall along the east property line to remain. A drainage channel is located along the southwest portion of the site. The overall layout reflects a conventional multi-family configuration with building placement, circulation, open space, and amenities arranged to support senior residential use.

The site plan includes several elements that are subject to waiver requests. The applicant proposes to locate a trash enclosure within 10 feet of the front yard setback where 20 feet is required per Section 30.02.10, and to locate the proposed carports within 10 feet of the front yard setback where 20 feet is required per Title 30. The existing 6 foot high decorative wall along the east property line is proposed to remain where an 8 foot high wall is required per Section 30.04.02C. New walls along the west and south property lines along the drainage

channel are proposed at 8 feet in height where 6 feet is the maximum allowed per Section 30.04.03B. A new retaining wall up to 7 feet in height is proposed along the west and south property lines where 3 feet is the maximum allowed per Section 30.04.03C. The throat depth at the main entrance along Silverado Ranch Boulevard is 26 feet which is the subject of a waiver request.

#### Landscaping

The plan depicts 2 landscape strips on either side of the detached sidewalk along Silverado Ranch Boulevard. Shrubs have been provided within the 5 foot wide portion of the landscape strip between the detached sidewalk and the front yard wall. No trees have been provided within the landscape strip between the detached sidewalk and right-of-way due to the sight visibility zone along the west side of the entrance. The street landscaping comprises of medium and large sized trees along Silverado Ranch Boulevard frontage spaced at 20 feet apart. However, the existing 6 foot decorative wall will remain and is subject of the waiver of development standards per Section 30.04.02C where 8 feet is the minimum required height for buffering and screening.

#### Elevations

The plans depict a 3 story building with a maximum height of 44 feet to the top of the highest parapet. The elevations show a modern design with a flat roof and parapet walls that provide full screening of roof-mounted equipment. The building is finished in a mix of stucco tones that help break up the massing without adding unnecessary complexity. Windows are placed in a regular pattern across each side of the building, giving the façades a consistent rhythm. All 4 elevations follow the same general approach, with clean lines and modest changes in parapet height to add some variation while keeping the overall appearance simple and contemporary.

#### Floor Plans

The plans depict a total of 167 residential units within a 3 story building arranged around interior corridors and 2 central courtyards. The development includes studio units at 512 square feet, one-bedroom units at 649 square feet, and two-bedroom units at 849 square feet. Each studio contains one full bathroom and a kitchen; each one-bedroom unit includes a separate bedroom, one full bathroom, a living area, and a kitchen; and each two-bedroom unit provides two bedrooms, one full bathroom, a living area, and a kitchen. The ground floor also contains common areas such as a reception and waiting area, leasing office, fitness room, community room, restrooms, and several support spaces including storage, janitorial, and utility rooms, along with a pool equipment room along the north courtyard. The second and third floors follow the same general layout, with a mix of studios, one-bedroom, and two-bedroom units along double-loaded corridors, supported by mechanical and utility rooms on each level.

#### Applicant's Justification

The applicant is requesting a Special Use Permit to allow an increase in density within the RM32 zoning district, which permits up to 39 dwelling units per acre for Senior Housing, to accommodate a 167 unit Senior Housing development. A design review is requested for the 3 story complex and associated site improvements, parking, landscaping, and open space. The applicant also seeks several waivers of development standards, including a reduction of the front setback to 10 feet where 20 feet is required, a 7 foot retaining wall on the west side where 3 feet is allowed, a throat depth of 26 feet where 100 feet is required, and an 8 foot decorative

wrought-iron fence along the west and south property lines where 6 feet is the maximum. In addition, the applicant requests approval of an alternative landscape plan to allow medium trees along Silverado Ranch Boulevard.

#### Prior Land Use Requests

| Application Number           | Request   | Action          | Date          |
|------------------------------|---|-----------------|---------------|
| ET-22-400001<br>(VS-0183-17) | Extension of time to vacate easements and right-of-way - expired  | Approved by BCC | April 2022    |
| ET-19-400158<br>(ZC-0812-17) | Extension of time for a PUD   | Withdrawn       | N/A           |
| ET-19-400157<br>(VS-0813-17) | Extension of time to vacate easements and right-of-way  | Approved by BCC | February 2020 |
| ZC-0812-17                   | Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences | Approved by BCC | November 2017 |
| VS-0813-17                   | Vacation and abandonment for easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard     | Approved by BCC | November 2017 |

#### Surrounding Land Use

|              | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                     |
|--------------|---|---------------------------|---|
| North        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM-32                     | Multi-family residential                              |
| South & West | Neighborhood Commercial                             | CP                        | Office complex  |
| East         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20                      | Single-family residential<br>planned unit development |

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

#### Related Applications

| Application Number | Request   |
|--------------------|---|
| PA-25-700053       | A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda. |
| ZC-25-0853         | A zone change to reclassify the site from RS2 to RM32 is a companion item on this agenda                                      |
| VS-25-0852         | A vacation and abandonment for easements and portions of right-of-way is a companion item on this agenda.                     |
| TM-25-500206       | A tentative map for 7 single-family residential lots is a companion item on this agenda.                                      |

#### STANDARDS FOR APPROVAL:

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



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

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

The proposed use permit to allow senior housing within a multi-family residential development has been reviewed for compliance with Section 30.06.05D, which permits increased density for senior housing through a special use permit. The project proposes 35.5 dwelling units per acre, which is allowable under this process. The submitted plans indicate the site can meet standards for access, circulation, building placement, and overall functionality for senior residents.

The use is consistent with the intent of senior housing provisions and is appropriate at the proposed density. It is not expected to create adverse impacts on adjacent properties, neighborhood character, traffic, parking, or public improvements. Public facilities and services appear adequate to serve the development, and the project should not impose an undue burden on infrastructure or resources.

Approval of this use permit depends on the companion plan amendment and zone change needed to establish a zoning district that allows multi-family residential development with the appropriate density. Staff does not support those companion requests; therefore, staff cannot support the use permit request.

**Waivers of Development Standards**

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

**Waivers of Development Standards #1**

Staff does not support reducing the required 20 foot setback for the trash enclosure or shade structure. The site layout provides sufficient space to relocate these features without compromising parking, drive aisles, or building access. Minor adjustments would allow compliance with the setback standard. The site can be redesigned to meet the requirements; therefore, staff does not support these waiver requests.

**Waiver of Development Standards #2**

Staff does not support retaining the existing 6 foot high wall along the east property line. There are no physical constraints preventing the applicant from modifying or replacing the wall to meet

the 8 foot requirement. A compliant wall can be installed without affecting site circulation or building placement. Since the applicant can reasonably meet the standard, staff does not support this waiver request.

#### Waiver of Development Standards #3

Staff does not support increasing the wall height beyond the 6 foot maximum along the west and south property lines. Adequate buffering can be achieved through compliant wall heights, landscaping, and minor grading adjustments. The applicant has not demonstrated that an 8 foot wall is necessary or that compliance cannot be achieved through reasonable design modifications. Therefore, staff does not support this waiver request.

#### Waiver of Development Standards #4

Staff does not support the request to increase the retaining wall height. The site design can be modified to meet the 3 foot maximum by using stepped or tiered walls, adjusting grades, or spreading elevation changes across the site. These options would allow compliance without affecting building placement or access. Since practical alternatives are available, staff does not support the waiver.

#### Design Review

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

The proposed design review for a 167-unit senior multi-family development on 4.70 acres has been evaluated against the standard criteria. The project includes a three-story building, internal drive aisles, surface and covered parking, and centralized open space. Access is provided from Silverado Ranch Boulevard, with pedestrian routes connecting entries, parking areas, and amenities. However, the primary pedestrian path is shown as painted material, whereas Title 30 requires textured or enhanced concrete for pedestrian access routes.

Landscaping consists of 2 strips along the detached sidewalk: shrubs in the interior strip and street trees along the frontage, with tree placement limited near the entrance due to sight-visibility requirements. The elevations depict a 3 story, 44 foot tall building with a flat roof, parapet screening, and stucco finishes. Floor plans include studios, one-bedroom, and two-bedroom units arranged around interior corridors and 2 courtyards, with common areas on the ground floor and similar layouts on upper floors.

The proposed development supports Goal 1.1 of the Master Plan to provide diverse housing options for residents of all ages, income levels, and abilities, and Goal 1.2 to expand long-term affordable housing in Clark County. These goals reinforce the project's intent to serve senior residents and contribute to housing diversity.

While the project generally meets design objectives for compatibility and functionality, several components of the site plan require waivers, and the pedestrian path does not meet Title 30

requirements for enhanced materials. These issues, combined with the dependency on companion applications, affect overall compliance. Since staff does not support the companion plan amendment, zone change, use permit, or waivers of development standards, staff cannot support the design review.

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

##### **Waiver of Development Standards #5**

Staff has no objection to the reduction in the throat depth for the commercial driveway on Silverado Ranch Boulevard provided that no community access gates are installed in the future. If community gates were provided, then the throat depth requirement would need to be extended in order to comply with the minimum standard.

#### **Staff Recommendation**

Approval of waiver of development standards #5; denial of use permit, design review, and waivers of development standards #1 through #4. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

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

##### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- 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;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the District is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the District's website; a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK MULHALL

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700053; ZC-25-0853 & UC-25-0854

7A

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 29-100702

ASSESSOR PARCEL #(s): 17728501002 & 17728501004

PROPERTY ADDRESS/ CROSS STREETS: SEC Silverado Ranch Boulevard & Gillespie St

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review, Special Use Permit for Senior Housing, and Waivers.

## PROPERTY OWNER INFORMATION

NAME: Huan Quan Mai and Qing Zhong

ADDRESS: 2804 Coast Line Ct.

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: N/A

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis, Inc.

ADDRESS: 2855 S. Rainbow Blvd., #401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

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

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

CELL 407-949-7815

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

Huan Quan Mai  
Property Owner (Print)

07/31/2025  
Date

December 9, 2025

**VIA ONLINE SUBMITTAL**

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

**Re:   *Justification Letter –Special Use Permit, Design Review, and Waiver of Development  
Standards for Senior Housing Development  
George Gekakis, Inc.  
APNs: 177-28-501-002 & 177-28-501-004***

To Whom It May Concern:

Please be advised this firm represents George Gekakis, Inc. (the “Applicant”) in the above referenced matter. The site is approximately 4.7 acres generally located south of Silverado Ranch Boulevard and east of Gilespe Street. The site is more particularly described as Assessor’s Parcel Numbers 177-28-501-002 & 177-28-501-004 (the “Site”). The proposed land use designation is Urban Neighborhood (UN) and the proposed zoning designation is Residential Multi-Family 32 (RM32). The Site has a planned land use designation of Mid-Intensity Suburban Neighborhood (MN) and a zoning designation of Residential Single-Family 2 (RS2). The Applicant is requesting a Special Use Permit to increase the maximum density and a Design Review for a Senior Housing development. A Master Plan Amendment and a corresponding conforming zone change have been submitted concurrently with the applications discussed in this Justification Letter.

The Site was previously approved for a zone change from Rural Estates Residential (R-E; the predecessor to RS20) to Residential Urban Density (RUD; the predecessor to RS2) by the Clark County Board of County Commissioners on November 21, 2017 via ZC-0812-17. This previous approval was for triplexes and townhomes. ZC-0812-17 included: (1) Use Permits for (i) a proposed planned unit development consisting of attached single family residences and (ii) proposed triplex residential dwellings in an RUD zone; (2) Waivers of Development Standards for (i) reduced setbacks for a residential unit to a street, (ii) modified driveway and security gate design standards, and (iii) reduced minimum private street widths per Clark County Improvement Standards; and (3) Design Reviews for (i) a proposed residential planned unit development, and (ii) proposed outdoor decorative water features. The use permits, waivers of development standards, and design reviews have since expired.

**Special Use Permit**

The Applicant is requesting a Special Use Permit to increase the maximum density in the RM32 zoning district to 39 dwelling units per acre due to the Senior Housing use. 30.03.03(A)(20) provides that the maximum density of a Senior Housing development may be increased with a



Special Use Permit: In the RM32 district, the maximum may be increased to 39 units/acre. The Applicant is proposing to develop Senior Housing on the Site. The Applicant has submitted a zone change application for the RM32 zoning designation. The Special Use Permit is necessary because the proposed Senior Housing development consists of 167 units on 4.71 acres which results in approximately 36 units/acre. The density should be permitted to allow for Senior Housing units because Senior Housing is needed in Clark County, and it allows the units to be more affordable. Additionally, the increase in density should not have adverse effects on the surrounding community because Senior Housing is typically a less intense use on the surrounding community in terms of traffic and noise generated by the residents.

## **Design Review**

The Applicant is proposing a Senior Housing development. The Senior Housing complex is a total of 172,919 square feet between all three floors. The development is three-stories with a maximum height of 43 feet where a maximum height of 50 feet is allowed in RM32 zones. Residential Adjacency height step backs and limits are met where Code results in 60 feet maximum where the development has a maximum height of 43 feet. The building itself is mainly 38 feet tall but an architectural design feature extends up to 43 feet to enhance the look of the building. The building is setback 84 feet and 8.5 inches from the existing residential property line to the east.

On the first floor of the building, there will be internal courtyards with landscaped areas. In the north courtyard area, there will be a pool/spa area. In the south courtyard area, there will be walking paths with benches and planters lining the paths. The Senior Housing complex consists of 167 units: 24 studio units, 94 one-bedroom units, and 49 two-bedroom units. There are 9 mobility challenged units and 4 sensory challenged units.

There will be ingress and egress access at the north portion of the Site onto Silverado Ranch Boulevard. The access point is 38 feet wide allowing plenty of space for cars entering and exiting the Site. Parking is provided along the north, east and south side of the Site. The Applicant is providing 167 parking spaces where 167 parking spaces are required. 10 spaces are accessible where 7 accessible spaces are required. On the internal driveways, the Applicant is providing painted material for on-site pedestrian access routes. Additionally, the Applicant provides 5 installed and 42 capable electric vehicle charging spaces as required. The vast majority of parking spaces are covered parking spaces.

The Applicant is providing 33,355 square feet of open space where 16,700 square feet of open space is required. Notably, a 15 foot wide, 9,433 square foot, intense landscape buffer is provided along the eastern boundary of the Site adjacent to the existing residential properties. Landscaping and detached sidewalks are provided along Silverado Ranch Boulevard. A dog park with landscaping features is provided at the southern boundary of the Site. Two trash enclosures are located at the northwest corner of the Site and one trash enclosure is located at the south of the Site away from existing residential. The trash enclosures will be enclosed with decorative concrete walls with gates to access the trash bins. The north wall facing Silverado Ranch Boulevard will consist of decorative concrete and decorative wrought iron while the west wall and the south wall will consist of decorative wrought iron. The existing east wall will remain.

The Applicant is requesting alternative landscape plan to allow for medium trees in lieu of large trees along Silverado Ranch and where some parts of the parking lot do not have terminating landscape finger islands. The parking lot is predominantly covered with solar panel carports which minimizes the need for landscape finger islands to reduce the heat effect. Additionally, the Applicant is providing medium trees on Silverado Ranch Boulevard but these trees will be spaced closer together to give an aesthetic appeal and to reduce visual impact from Silverado Ranch Boulevard.

The proposed Senior Housing building will have an aesthetically pleasing exterior that is compatible to the surrounding area. The building is stucco and consists of everyday white, diverse beige and poised taupe. The building will have pitched roof features with roof tile. Windows with plant on trim also line the exterior of the building.

Sustainability is provided as follows:

1. Providing more than 10% of trees – 1 point.
2. Providing 95% or more of plants with low or very low water needs – 1 point.
3. Providing a Cool Roof of White TPO Membrane with an SRI of 78 or greater – 1 point.
4. Covering 70% of roof in solar panels – 2 points.

### **Waiver of Development Standards**

The Applicant is requesting to reduce the front setback to 10 feet where 20 feet is required for front setback in the RM32 zoning district. While the building of the proposed development is setback well beyond the 20 feet required, there are covered parking spaces and trash enclosures within the 20 foot front setback. These structures are necessary at their current proposed location.

First, parking is allowed in required setbacks. The carports/covered parking are considered a structure that is not an exception to the setback requirement. However, the covered parking is an important feature to provide coverage to the cars of the elderly residents, especially in summer months and the parking is covered by solar panels which provides an added sustainability benefit of solar power being generated from the covered parking.

The trash enclosures are necessary in their proposed location at the northwest corner of the Site. This allows the trash enclosures to be located as far as possible away from existing residential development. An alternative is to move the trash enclosures to the south portion of the Site yet a trash enclosure is already located at the south portion of the Site. Providing trash enclosures at the northwest corner of the Site allows for trash enclosures to be more accessible to residents rather than congregating all of the trash enclosures at the south portion of the Site and forcing residents with a unit at the north portion of the Site to have to walk the length of the building.

The Applicant is also requesting a waiver of development standards for a retaining wall of 7 feet on the west side of the Site where 3 feet is the maximum allowed. This is occurring along the west side of the Site adjacent to the existing concrete channel. This condition requires a 7 foot tall retaining wall to for the proposed building finish floor and to allow for the drive aisle.

The Applicant requests a waiver of development standards for a throat depth of 48 feet where 100 feet is required. There is adequate parking on Site. Drivers will be able to pull in and to loop around the Site if necessary. Parking and traffic tend to be less intense at senior housing developments. The throat depth reduction should not cause any queueing or adverse impacts to Silverado Ranch Boulevard.

Lastly, the Applicant is requesting a waiver of development standards to allow 8 feet decorative wrought iron fence on the west and south of the Site where 6 feet is the maximum. The south and west boundary lines are adjacent to the existing drainage channel. The increase of two height for the fence height helps security and safety on Site, as well as helping to prevent individuals from attempting to access the drainage channel from the Site.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the typed name.

Mark W. Mulhall



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500206-MAI HUAN QUAN & ZHONG QING:**

**TENTATIVE MAP** consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/rg/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-501-002; 177-28-501-004; 177-28-510-040 through 177-28-510-044; 177-28-511-002; 177-28-597-001

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.41
- Project Type: Single-family development
- Number of Lots: 7
- Density (du/ac): 1.09
- Minimum/Maximum Lot Size (square feet): 4,026/204,697

**Project Description**

The tentative map depicts 6 existing single-family residential lots zoned RS20 and 1 large lot (Lot 1) zoned RS2. This tentative map also includes one Common Element (CE-A) north of the existing 6 single-family residential lots. The existing lots and common element were previously recorded under Book 80 Page 20 and Book 82 Page 56, no new dwelling units or new streets are proposed, and access to the single-family residential lots continues to be from the existing private street, La Cienega Street to the east.

This tentative map is required since the existing zoning districts for the subject parcels are still residential single-family zones. The companion vacation and abandonment application (VS-25-0852) will vacate Walmer Castle Lane to the east. This tentative map will establish the new property lines for the existing single-family residences to the east, and future development to the west (Lot 1).

### Prior Land Use Requests

| Application Number            | Request   | Action          | Date          |
|-------------------------------|---|-----------------|---------------|
| ET-22-400001<br>(VS-0183-17)  | Extension of time to vacate easements and right-of-way - expired  | Approved by BCC | April 2022    |
| ET-19-400158<br>(ZC-0812-17)  | Extension of time for a PUD - expired   | Withdrawn       | N/A           |
| ET-19-400157<br>(VS-0813-17)  | Extension of time to vacate easements and right-of-way - expired  | Approved by BCC | February 2020 |
| ZC-0812-17                    | Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences - expired                         | Approved by BCC | November 2017 |
| VS-0813-17                    | Vacation and abandonment of easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard - expired                              | Approved by BCC | November 2017 |
| ET-400411-98<br>(VC-1765-97)* | Extension of Time to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries of a planned unit development | Approved by PC  | November 1998 |
| VC-1765-97*                   | Variances to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries to a planned unit development         | Approved by PC  | November 1997 |

\*For parcels 177-28-597-001; 177-28-511-002; 177-28-510-040; 177-28-510-041; 177-28-510-042; 177-28-510-043; 177-28-510-044

### Surrounding Land Use

|       | Planned Land Use Category   | Zoning District (Overlay) | Existing Land Use                          |
|-------|---|---------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                           | RM-32                     | Multi-family residential                   |
| South | Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CP & RS20                 | Office complex & single-family residential |
| East  | Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CP & RS20                 | Undeveloped & single-family residential    |
| West  | Neighborhood Commercial   | CP                        | Office complex                             |

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| PA-25-700053       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda. |
| ZC-25-0853         | A zone change to reclassify the site from RS20 & RS2 to RM32 is a companion item on this agenda.  |

### Related Applications

| Application Number | Request  |
|--------------------|--|
| VS-25-0852         | Vacation and abandonment to vacate patent easements and public rights-of-way is a companion item on this agenda.                                   |
| UC-25-0854         | A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

The proposed tentative map is consistent with the Comprehensive Plan and applicable provisions of Title 30, the request maintains the existing residential development pattern and establishes a large lot that meets the minimum lot size requirements of the RS2 district. The site is physically suitable for the proposed configuration because the existing single-family lots to the east remain consistent with the RS20 zoning, and the large lot to the west provides adequate area for future development subject. Based on these factors, the map complies with the applicable subdivision and zoning regulations; therefore, staff recommends approval.

##### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

**Building Department - Addressing**

- Street suffixes shall be spelled out.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the District's website; and a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GEORGE GEKAKIS, INC

**CONTACT:** MARK MULHALI, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): TM-25-500206 & VS-25-0852

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 2/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

Jarl 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 Hamis, 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 Hamis, 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-Lelva, 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 Rottman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Donnie Gibson         | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-26-510-044

PROPERTY ADDRESS/ CROSS STREETS: 9725 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public right-of-way and easements.

## PROPERTY OWNER INFORMATION

NAME: Henricus & Lily Sandjaya

ADDRESS: 9725 La Cienega Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-364-8027

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

CELL \_\_\_\_\_

407-949-7615

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)\*

HENRICUS SANDJAYA  
Property Owner (Print)

10/09/2025  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-043

PROPERTY ADDRESS/ CROSS STREETS: 9739 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Zachary Jordan

ADDRESS: 9739 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

\*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.

Zachary Jordan  
Property Owner (Signature)\*

Zachary Jordan  
Property Owner (Print)

10.14.25  
Date



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-301-002 & 177-28-301-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Blvd / O'Shea St

### DETAILED SUMMARY PROJECT DESCRIPTION

**A Tentative Map and vacation and abandonment of public rights-of-way and easements**

### PROPERTY OWNER INFORMATION

NAME: Huan Quan Mai and Qing Zhang

ADDRESS: 2804 Coast Line Ct

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

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

### APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2808 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV ZIP CODE: 89148

TELEPHONE: 702-364-8027 CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL: 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]  
Property Owner (Signature)

Huan Quan Mai  
Property Owner (Print)

10/15/2025  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-040

PROPERTY ADDRESS/ CROSS STREETS: 9781 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Rudy F & Della B Fortes

ADDRESS: 9781 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-364-8027

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-683-4205

CELL \_\_\_\_\_

407-949-7615

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

289392

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

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

[Signature]  
Property Owner (Signature)\*

RUDY FORTES  
Property Owner (Print)

10/9/25  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-041

PROPERTY ADDRESS/ CROSS STREETS: 9767 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Laura Negrete Silva and Gabriel Silva

ADDRESS: 9767 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2665 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

CELL \_\_\_\_\_

407-949-7815

ACCELA REFERENCE CONTACT ID # 289392

\*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.

Laura Silva  
Property Owner (Signature)\*

Laura Silva  
Property Owner (Print)

10/9/25  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-510-042

PROPERTY ADDRESS/ CROSS STREETS: 9753 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: BELTRAN EUFEMIO SR & B V FAM TR and BELTRAN EUFEMIO SR & BRILLO TRS

ADDRESS: 9753 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: \_\_\_\_\_ CELL: 702-465-1825

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2855 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-364-8027

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell – Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205

CELL \_\_\_\_\_

407-949-7615

ACCELA REFERENCE CONTACT ID # 289382

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

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

[Signature]  
Property Owner (Signature)\*

Brilla V. Beltran 10-14-25  
Property Owner (Print) Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-597-001

PROPERTY ADDRESS/ CROSS STREETS: E Silverado Ranch Blvd & La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: East Wallington Homeowners Association

ADDRESS: E Silverado Ranch Blvd & La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2655 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-364-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell – Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

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

Mark Holman  
Property Owner (Signature)\*

MARK HOLMAN  
Property Owner (Print)

10-9-25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101738

ASSESSOR PARCEL #(s): 177-28-611-002

PROPERTY ADDRESS/ CROSS STREETS: 9711 La Cienega Street

## DETAILED SUMMARY PROJECT DESCRIPTION

A tentative map and vacation and abandonment of public rights-of-way and easements

## PROPERTY OWNER INFORMATION

NAME: Wayne Alan & Amber Lea Brown

ADDRESS: 9711 La Cienega Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

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

## APPLICANT INFORMATION (information must match online application)

NAME: George Gekakis @ George Gekakis, Inc.

ADDRESS: 2855 S. Rainbow Blvd, Suite 401

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-384-8027 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kaempfer Crowell-Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 850

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-693-4205 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

\*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)\*

WAYNE BROWN  
Property Owner (Print)

9 OCT 2025  
Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700055-COUNTY OF CLARK (AVIATION):**

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres.

Generally located south of Rush Avenue and east of Cameron Street within Enterprise, Jrk (For possible action)

RELATED INFORMATION:

**APN:**

177-30-401-019

**EXISTING LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE (LESS THAN 18 DU/AC)

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.71
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a Master Plan Amendment from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for development of a 37 lot single-family residential subdivision with a density of 7.86 dwelling units per acre. The applicant is requesting a zone change on the 4.71 acres from RS20 to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the Master Plan Amendment is intended to maintain a consistent and compatible development pattern with the abutting subdivisions to the north and east of this site.

**Surrounding Land Use**

|       | Planned Land Use Category           | Zoning District (Overlay) | Existing Land Use         |
|-------|-------------------------------------|---------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood | RS3.3                     | Single-family residential |



### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                                     |
|-------|---------------------------|---------------------------|---|
| South | Corridor Mixed-Use        | CG                        | Vehicle maintenance and repair, gas station, & retail |
| East  | Compact Neighborhood      | RS2                       | Single-family residential                             |
| West  | Corridor Mixed-Use        | CG                        | Undeveloped   |

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0861         | A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.        |
| DR-25-0863         | A design review for a single-family detached residential development is a companion item on this agenda.  |
| VS-25-0862         | A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda. |
| TM-25-500208       | A tentative map for 37 single-family residential lots is a companion item on this agenda.                 |

### STANDARDS FOR ADOPTION:

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

### Analysis

#### Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The abutting properties to the north are zoned RS3.3 which is conforming to the Mid-

Intensity Suburban Neighborhood land use category. There does not appear to be a demand for commercial uses along this stretch of Rush Avenue as several parcels just south of here are developed with commercial uses along Cactus Avenue. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PN II INC

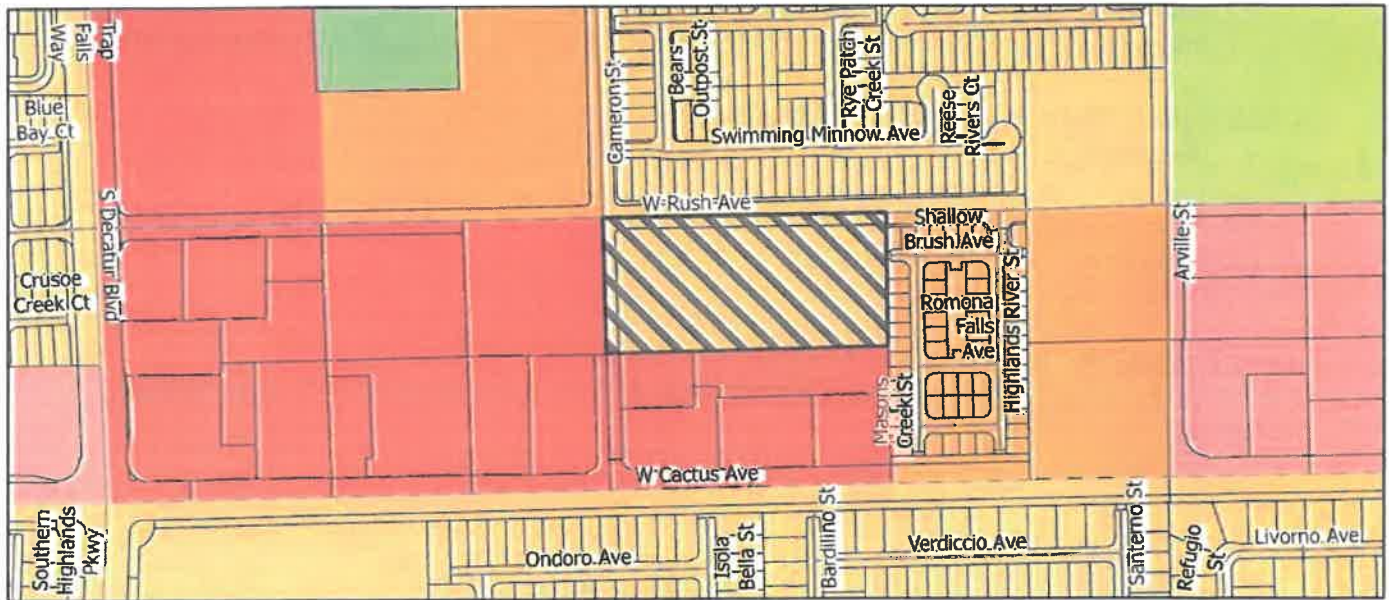
**CONTACT:** KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146

# Planned Land Use Amendment PA-25-700055

**DRAFT**



**Current**



**Requested**

Requested Area To Change

Planning Areas

## Neighborhoods

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

## Commercial and Mixed Use

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

## Employment

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

## Other

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

**Enterprise  
Clark County, Nevada**

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







# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700055 ZC-25-0861 VS-25-0862 WS-25-0863 & TM-25-00248 **9A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/03/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **MOAPA**

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

### **SANDY VALLEY**

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

### **ENTERPRISE**

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

### **MOAPA VALLEY**

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

### **SEARCHLIGHT**

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

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8860  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **MOUNTAIN SPRINGS**

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

### **SPRING VALLEY**

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

### **INDIAN SPRINGS**

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

### **MT. CHARLESTON**

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

### **SUNRISE MANOR**

Jill Nikovis-Lelva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1850 S. Hollywood, Las Vegas

### **LAUGHLIN**

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

### **PARADISE**

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

### **WHITNEY**

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

### **LONE MOUNTAIN**

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

### **RED ROCK**

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

### **WINCHESTER**

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

### **LOWER KYLE CANYON**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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 10/1/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101346

ASSESSOR PARCEL #(s): 177-30-401-019

PROPERTY ADDRESS/ CROSS STREETS: Cameron and Rush

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review / Waiver of Standards, Tentative Map,  
Vacation for proposed site with 37 single family lots.

## PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy, 4th Floor

CITY: Las Vegas

STATE: NV ZIP CODE: 89155

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818

CELL

ACCELA REFERENCE CONTACT ID #

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

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2000

CELL

702-804-2163

ACCELA REFERENCE CONTACT ID # 247852

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

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

Property Owner (Signature)

Shauna Bradley, Dir., Clark County RPM

Property Owner (Print)

Date

11/4/2025

764-A313-001

December 9, 2025

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

**RE: *Department of Aviation SU 5 – Cameron and Rush  
APN: 177-30-401-019; Approximately 4.71 Gross Acres  
Request for Master Plan Amendment***

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

**Project Description:**

The proposed project is located on the current Department of Aviation parcel at the southeast corner of Cameron Street and Rush Avenue and is currently zoned RS20 (2 units per acre). The site is surrounded by a mix of developed and undeveloped properties with zoning designations including RS2, RS3.3, and CG (Commercial General).

**Master Plan Amendment**

The property has an existing Master Plan designation of Corridor Mixed Use. We are proposing to amend the Master Plan to Mid-Intensity Suburban Neighborhood, which is consistent with the surrounding development.

In support of this request, we are also submitting applications for Design Review, Waiver of Development Standards, Vacation and Tentative Map to support the proposed 37 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President

**PLANNING COMMISSION ALA**

**Tuesday, December 2, 2025**

**Delete from this agenda per staff. To be heard at the Board of County Commissioners meeting tomorrow, December 3, 2025 at 9:00 am.**

- #17 – DR-25-0733 – Rich - Enterprise

**Hold to the December 16, 2025 Planning Commission meeting per the Planning Commissioners for the applicants to attend the town board meeting.**

- #6 – UC-25-0668 – Hunter – Paradise
  - Paradise TAB already scheduled this for their 12/9/2025 meeting. **Hunter, please make sure the applicant is aware that this was held and they must attend next week's TAB meeting and the 12/16 PC meeting.**
- #21 – WS-25-0709 – Roxy – Sunrise Manor
  - Sunrise Manor TAB already scheduled this for their 12/11/2025 meeting. **Roxy, please make sure the applicant is aware that this was held and they must attend next week's TAB meeting and the 12/16 PC meeting.**



Jason Allswang  
Planning Manager





## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0861-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)

## RELATED INFORMATION:

## APN:

177-30-401-019

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

## General Summary

- Site Address: N/A
- Site Acreage: 4.71
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 37 lot single-family residential subdivision with a density of 7.86 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and east of this site. Furthermore, the proposed single-family residential development will bring less traffic, noise, and light than if a commercial use was built.

**Surrounding Land Use**

|       | Planned Land Use Category           | Zoning District (Overlay) | Existing Land Use                                     |
|-------|-------------------------------------|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood | RS3.3                     | Single-family residential                             |
| South | Corridor Mixed-Use                  | CG                        | Vehicle maintenance and repair, gas station, & retail |
| East  | Compact Neighborhood                | RS2                       | Single-family residential                             |
| West  | Corridor Mixed-Use                  | CG                        | Undeveloped   |

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

### **Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| PA-25-700055              | A plan amendment from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |
| DR-25-0863                | A design review for a single-family detached residential development is a companion item on this agenda.                      |
| VS-25-0862                | A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.                     |
| TM-25-500208              | A tentative map for 37 single-family residential lots is a companion item on this agenda.                                     |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed RS3.3 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends along Rush Avenue between Arville Street and Decatur Boulevard. To the north of the project site, across Rush Avenue, is an existing single family residential development located within an RS3.3 zone. Immediately to the east of the subject property is an existing single family residential development located within an RS2 zone. Staff finds the request to be a response to the community's need for more housing and reflects an adjustment to the decreased demand for commercial office space in this area of Enterprise. Furthermore, in-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026, at 9:00 a.m., unless otherwise announced.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- 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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II INC

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700055 ZC-25-0861 VS-25-0862 WS-25-0863 TM-25-50208 **10A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/03/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 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  
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190 W. Virgin Street, Bunkerville

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

### **GOODSPRINGS**

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Goodsprings Community Center  
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### **INDIAN SPRINGS**

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

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Regional Government Center  
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### **LONE MOUNTAIN**

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

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Mia Davis, Secretary  
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### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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 10/1/25

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 # 25-101346

ASSESSOR PARCEL #(s): 177-30-401-019

PROPERTY ADDRESS/ CROSS STREETS: Cameron and Rush

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review / Waiver of Standards, Tentative Map,  
Vacation for proposed site with 37 single family lots.

## PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy, 4th Floor

CITY: Las Vegas

STATE: NV ZIP CODE: 89155

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-843-2818

CELL

ACCELA REFERENCE CONTACT ID #

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

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2000

CELL

702-804-2163

ACCELA REFERENCE CONTACT ID # 247852

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

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

Property Owner (Signature)

Shauna Bradley, Dir., Clark County RPM

Property Owner (Print)

Date

11/4/2025

764-A313-001

December 9, 2025

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

**RE:    *Department of Aviation SU 5 – Cameron and Rush  
APN: 177-30-401-019; Approximately 4.71 Gross Acres  
Request for Zone Change***

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

**Project Description:**

The proposed project is located on the current Department of Aviation parcel at the southeast corner of Cameron Street and Rush Avenue and is currently zoned RS20 (2 units per acre). The site is surrounded by a mix of developed and undeveloped properties with zoning designations including RS2, RS3.3, and CG (Commercial General).

**Zone Change**

The property has an existing zoning of RS20, allowing up to 2 units per acre. We are proposing to amend the zoning of RS3.3, allowing up to 8 units per acre, which is consistent with the surrounding development.

In support of this request, we are also submitting applications for Design Review, Waiver of Development Standards, Vacation and Tentative Map to support the proposed 37 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President





## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0862-COUNTY OF CLARK(AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/m/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-30-401-019

**LAND USE PLAN:**

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

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

The plans depict the vacation and abandonment of portions of rights-of-way which are no longer needed for the development of the site.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                            |
|-------|---|----------------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential                           |
| South | Corridor Mixed-Use                                  | CG                               | Vehicle maintenance & repair, gas station, & retail |
| East  | Compact Neighborhood (up to 18 du/ac)               | RS2                              | Single-family residential                           |
| West  | Corridor Mixed-Use                                  | CG                               | Undeveloped   |

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| PA-25-700055              | A plan amendment from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |
| ZC-25-0861                | A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.                            |
| DR-25-0863                | A design review for a single-family detached residential development is a companion item on this agenda.                      |



### Related Applications

| Application Number | Request   |
|--------------------|---|
| TM-25-500208       | A tentative map for 37 single-family residential lots is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

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

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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

#### Building Department - Addressing

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700055 ZC-25-0861 VS-25-0862 WS-25-0863 & T 11A-25-500203

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/03/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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

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

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Regional Government Center  
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### **WHITNEY**

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Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

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## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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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 10/1/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101346

ASSESSOR PARCEL #(s): 177-30-401-019

PROPERTY ADDRESS/ CROSS STREETS: Cameron and Rush

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review / Waiver of Standards, Tentative Map,  
Vacation for proposed site with 37 single family lots.

## PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy, 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

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

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

NAME: Kristin Anttil Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

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

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

Property Owner (Signature)

Shauna Bradley, Dir., Clark County RPM

Property Owner (Print)

Date

11/4/2025

764-A313-001

December 9, 2025

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

**RE:   *Department of Aviation SU 5 – Cameron and Rush  
APN: 177-30-401-019; Approximately 4.71 Gross Acres  
Request for Vacation***

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

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located on the southeast corner of Cameron Street and Rush Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS2, and CG.

**Vacations:**

The proposed vacation is for the South 5' of the South 30' public right-of-way on Rush Avenue, and the East 5' of the East 30' public right-of-way on Cameron Street.

We are also submitting applications for a Design Review, Waiver of Development Standards, Zone Change, and Tentative Map proposing the 37 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President





**PUBLIC HEARING**

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

**DR-25-0863-COUNTY OF CLARK(AVIATION):**

**DESIGN REVIEW** for a proposed single-family residential subdivision on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh  
(For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-30-401-019

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.71
- Project Type: Single-family detached residential
- Number of Lots: 37
- Density (du/ac): 7.86
- Minimum/Maximum Lot Size (square feet): 3,300/8,568
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,255 to 3,074

**Site Plans**

The plans show a proposed 37 lot single-family detached residential development with 5 common elements. The overall site is 4.71 acres with a proposed density of 7.86 dwelling units per acre. The lots range in size from 3,300 square feet to 8,568 square feet. All lots will be accessed from three, 42 foot wide private streets. A Street, which runs north to south, functions as the entry point to the subdivision from Rush Avenue, which is an existing 60 foot wide local street on the north side of the development. B Street is an east-west cul-de-sac street which connects to A Street. C Street is a centrally located north to south stub street that connects to B Street. Each lot for the proposed subdivision will be accessed from a 20 foot long driveway. All lots are proposed to meet typical RS3.3 setbacks.

Detached 5 foot wide sidewalks are provided along the perimeter streets, Rush Avenue, and Cameron Street. The sidewalks are contained within common elements. Attached 4-foot-wide sidewalks are also provided along one side of each of the private streets. Retaining walls are provided along portions of Rush Avenue adjacent to the north property lines of Lots 22 through 29. Furthermore, the plan depicts the retaining wall along the west property line of Lot 22 and Common Element C adjacent to Cameron Street, and along the rear (southern) property lines of Lots 18 through 21. The retaining walls have a maximum height of 6 feet; however, the proposed lots are lower than the grade of the adjacent streets, sidewalks, and properties. As a result, a waiver is not required.

#### Landscaping

The plans depict proposed street landscaping along Rush Avenue and Cameron Street consisting of 2, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The plans indicate 49 large Shoestring Acacia trees planted in a staggered fashion every 30 feet on center on each side of the sidewalks within the landscape strips. Three, 5 gallon shrubs are also provided for each tree within the landscape strips in accordance with Title 30. All street landscaping is located within common elements and is planted outside of the sight visibility zones.

#### Elevations

The plans show single-family detached homes comprising two, 2 story models and one, 3 story model. Each model will have 3 different elevations. The 2 story models range from 23 feet 5 inches to 24 feet 6.5 inches, and the 3 story model has a maximum height of 35 feet. The concrete tile roofs consist of a pitched gable roof and a contemporary angled roof on some models. The exteriors on all 4 sides of all models consist of stucco finish, variable rooflines, and popouts. A railing is provided for an optional second floor balcony on the 3 story model, and a 2 car garage is provided for all homes with a 2 different garage door styles.

#### Floor Plans

The plans depict 2 and 3 story single-family residences. The 2 story models feature 2 different floor plans ranging from 2,255 to 2,325 livable square feet and 2,727 to 2,765 square feet under roof. The plans include 4 bedrooms with an optional 5th bedroom, a loft, an optional rear covered patio, and a 2 car garage. The 3 story models feature 2 different floor plans ranging from 2,690 to 3,074 livable square feet and 3,240 to 4,004 square feet under roof. The plans include 4 bedrooms with an optional 5th bedroom, 1 to 2 game rooms, optional rear covered patio and 2nd floor balconies, and a 2 car garage.

#### Applicant's Justification

The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS2, and CG. Cameron Street and Rush Avenue will have a 15 foot common element that includes a 5 foot detached sidewalk and 5 foot wide landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. All plans are 2 and 3 stories and have a maximum height of 35 feet.

### Surrounding Land Use

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                     |
|-------|---|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential                             |
| South | Corridor Mixed-Use                                  | CG                        | Vehicle maintenance & repair, gas station, and retail |
| East  | Compact Neighborhood (up to 18 du/ac)               | RS2                       | Single-family residential                             |
| West  | Corridor Mixed-Use                                  | CG                        | Undeveloped   |

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| PA-25-700055       | A plan amendment from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |
| ZC-25-0861         | A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.                            |
| VS-25-0862         | A vacation and abandonment of right-of-way is a companion item on this agenda.  |
| TM-25-500208       | A tentative map for 37 single-family residential lots is a companion item on this agenda.                                     |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Design Review

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

The plans for the proposed single-family residential subdivision show a variety of different design options and house sizes that should help prevent a monotonous streetscape. The proposed homes appear to be generally consistent with the existing 2 story homes located within the adjacent RS3.3 and RS2 areas to the north and east respectively. Master Plan Policy 1.4.4 encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed development is compatible with the surrounding neighborhoods and is in harmony with the development trends along Rush Avenue between Arville Street and Decatur Boulevard. For these reasons, staff can support this request.

**Department of Aviation**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

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

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

- Applicant is 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** P N II INC

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





APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500208-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh  
 (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-401-019

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.71
- Project Type: Single-family detached residential
- Number of Lots: 37
- Density (du/ac): 7.86
- Minimum/Maximum Lot Size (square feet): 3,300/8,568

**Property Description**

The plans show a proposed 37 lot single-family detached residential development with 5 common elements. All lots will be accessed from three, 42 foot wide private streets. A Street, which runs north to south, functions as the entry point to the subdivision from Rush Avenue, which is an existing 60 foot wide local street on the north side of the development. B Street is an east-west cul-de-sac street which connects to A Street. C Street is a centrally located north to south stub street that connects to B Street. Detached 5 foot wide sidewalks are provided along the perimeter streets, Rush Avenue and Cameron Street. The sidewalks are contained within common elements. Attached 4 foot wide sidewalks are also provided along one side of each of the private streets.

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                   |
|-------|---|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential                           |
| South | Corridor Mixed-Use                                  | CG                        | Vehicle maintenance & repair, gas station, & retail |

**Surrounding Land Use**

|      | Planned Land Use Category             | Zoning District (Overlay) | Existing Land Use         |
|------|---------------------------------------|---------------------------|---------------------------|
| East | Compact Neighborhood (up to 18 du/ac) | RS2                       | Single-family residential |
| West | Corridor Mixed-Use                    | CG                        | Undeveloped               |

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

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| PA-25-700055       | A plan amendment from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda. |
| ZC-25-0861         | A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.                            |
| VS-25-0862         | A vacation and abandonment of right-of-way is a companion item on this agenda.  |
| DR-25-0863         | A design review for a single-family detached residential development is a companion item on this agenda.                      |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed internal street network is functional, with adequate access provided to Rush Avenue. The layout supports vehicular circulation and pedestrian connectivity, and the proposed location, size, and design of the lots is in accordance with all requirements. For these reasons, staff can support this request.

**Department of Aviation**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Building Department - Addressing**

- All street suffixes shall be spelled out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

### **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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PN II, INC.

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700055 ZC-25-0861 VS-25-0862 WS-25-0863 & TN-25-570705 **13A**

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCAInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/03/26 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 808-8660  
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**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roltman       | (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 10/1/25

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 # 25-101346

ASSESSOR PARCEL #(s): 177-30-401-019

PROPERTY ADDRESS/ CROSS STREETS: Cameron and Rush

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review / Waiver of Standards, Tentative Map,  
Vacation for proposed site with 37 single family lots.

## PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S. Grand Central Pkwy, 4th Floor

CITY: Las Vegas

STATE: NV ZIP CODE: 89155

TELEPHONE: CELL

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV ZIP CODE: 89113

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

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

NAME: Kristin Antill Esposito / GCW, Inc.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

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

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

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

Property Owner (Signature)

Shauna Bradley, Dir., Clark County RPM

Property Owner (Print)

Date

11/4/2025

764-A313-001

December 9, 2025

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

**RE: Department of Aviation Sales Unit 5 Cameron and Rush  
APNs: 177-30-401-019; Approximately 4.71 Gross Acres  
Request for Tentative Map**

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

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located at the Southeast corner of the intersection of Cameron Street and Rush Avenue. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS2, and CG.

**Tentative Map:**

We are submitting a Tentative Map proposing 37 single-family residential lots on 4.71 gross acres for a density of 7.86 dwelling units per gross acre. Cameron Street and Rush Avenue will have a 15' common element that includes a 5' detached sidewalk and 1 – 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan: the livable square foot range will be from 2,225 – 3,074 sq ft. All plans are 2 and 3 stories and have a maximum height of 34'-3" plus a 9" foundation for a total to 35'. There will be 1 model located on this site. Minimum Lot Size is 3,300 sq ft and Maximum Lot Size is 8,568 sq ft.

We are also submitting applications for Design Review, Waiver of Development Standards, and Zone Change. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President



**PUBLIC HEARING**

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

**DR-25-0849-LHMH, LLC:**

**DESIGN REVIEW** for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-34-811-004 through 177-34-811-007; 177-34-811-010 through 177-34-811-017

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3556 St. Rose Parkway
- Site Acreage: 8.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 8,805 (proposed building)/74,050 (overall shopping center)
- Parking Required/Provided: 190/364
- Sustainability Required/Provided: 7/8

**History & Site Plan**

The shopping center was originally approved in 2015 (ZC-0587-15) with 9 pad sites on 8.4 total acres and updated in 2016 (WS-16-0404) to include 11 pad sites. Buildings were modified in 2017 (DR-0598-17) and 2019 (DR-19-0213) with Building M being a 6,000 square foot retail building. The proposed site plan depicts a new 8,805 square foot retail building to replace the previously approved Building M within the existing shopping center. The new commercial building is proposed to be located in the middle of the existing shopping center, same location as the previous plans indicated for Building M, 15 feet from the north property line (adjacent to an existing single-family residential development). The previous pad design had similar access, parking lot design, landscaping, and internal driveway locations. Existing access is provided to the shopping center from 3 access points at St. Rose Parkway. The internal drive aisles exist throughout the shopping center, with modifications adjacent to the proposed building to include new curbs, landscaping, pedestrian walkways, and utilities. A pedestrian walkway is shown on

the south, west, and east sides of the building with a width up to 7 feet. Bicycle parking is shown on the east side of the building. Four of the existing parking spaces on the east side of the building are being replaced with landscaping, trash enclosures, and utilities. However, the total number of provided parking spaces in the shopping center will not change and remains at 364 parking spaces.

#### Landscaping

New interior landscaping areas are included to satisfy parking lot landscape requirements, including 5 new trees and numerous shrubs. Additional trees will be planted within the 15 foot wide landscape buffer area along the north property line behind the building to match the previously approved plans.

#### Elevations

The elevations depict a stucco and plaster siding over wood framing on all 4 sides with the primary pedestrian entrance on the south side of the building. The roof of the building has a 3 foot variety in height with a 27 foot maximum height. A 3 foot deep shade awning is provided over the windows on the east, west, and south sides of the building. The south side of the building has 4 pedestrian access doors surrounded by aluminum storefront windows. A stone veneer façade is shown wrapping around the base of the building on the south side, west corner, and east corner. All 4 sides of the building have several paint colors and reveal bands around the building.

#### Floor Plans

The plans depict a retail use with an open floor plan. Interior finish will be decided at the time of development and permitting.

#### Applicant's Justification

The applicant is proposing a new commercial building in an existing shopping center with 364 existing parking spaces and existing access to and from St. Rose Parkway. A missing tree will be replaced in the 15 foot wide landscape buffer strip along the north property line. The proposed building is 8,805 square feet where the previously approved plan was for a 6,000 square foot building. The 2,805 additional square feet will not generate new required parking spaces since the entire shopping center is required to have 190 parking spaces under the current parking standards. The building has an 11 foot interior floor to ceiling height with 4 pedestrian entrances on the south side of the building. A pedestrian crosswalk is shown connecting the pad site to the existing parking on the south side of the building. A new trash enclosure is included east of the building with interior landscaping and 5 required parking lot trees.

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

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| DR-19-0213                | Modifications to an approved shopping center with a 6,000 square foot building plan   | Approved by BCC | May 2019       |
| DR-0598-17                | Modifications to an approved shopping center with a waiver of conditions for WS-0404-16 requiring per revised plans dated July 19, 2016 | Approved by BCC | September 2017 |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-0301-17         | Vacated a 60 foot wide drainage easement   | Approved by PC  | June 2017     |
| WS-0404-16         | Allowed alternative landscaping, reduced setback for a freestanding sign, increased height for a free standing sign, and an off-site improvement (sidewalk) with a waiver of conditions of a zone change (ZC-0587-15) requiring per revised plans submitted on October 19, 2015 and full off-site improvements with design reviews for modifications to an approved shopping center, a comprehensive sign package and lighting | Approved by BCC | July 016      |
| TM-0021-16         | 1 lot commercial subdivision   | Approved by PC  | April 2016    |
| VS-0690-15         | Vacated government patent easements  | Approved by PC  | December 2015 |
| ZC-0587-15         | Reclassified the site from R-E to C-2 zoning for a shopping center subject to a design review as a public hearing for signage and lighting   | Approved by BCC | October 2015  |

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                                    |
|-------|---|---------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM18(AE-60)               | Single-family residential                            |
| South | City of Henderson                                   | CC (AE-60)                | Shopping center                                      |
| East  | Corridor Mixed-Use                                  | CG (AE-60)                | Undeveloped  |
| West  | City of Henderson                                   | RM-10 & RH-24             | Single-family residential & high density residential |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****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 modifications to the project are compatible with the existing and approved buildings on the site and the Master Plan which encourages the completion of commercial developments. The building is proposed on the originally approved pad; therefore, there will be no additional impact on the adjacent residential uses. Additionally, although the building square footage is proposed to increase compared to the original design, there is ample parking on the site. Staff finds that the new building will be compatible with the existing shopping center. The proposed building has architectural design elements on all sides of the building and is not significantly different from previously approved plans; therefore, the request complies with Master Plan Policy EN-1.1 which encourages neighborhood integrity through compatible development. The architectural treatments on all building sides will eliminate blank building elevations along areas visible to the general public and improve visual quality. Therefore, staff recommends approval of this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 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**

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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



#0337-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SPR 3556, LLC

**CONTACT:** RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0849

14A

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

Dawn VonMendenhall, Secretary  
(702) 289-0196  
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.  
1850 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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101238

ASSESSOR PARCEL #(s): Subject Property: 177-34-811-014

Shopping Center: 177-34-811-004, 005, 006, 007, 010, 011, 012, 013, 015, 016, 017

PROPERTY ADDRESS/ CROSS STREETS: 3556 St. Rose Parkway, Henderson, NV 89052 (St. Rose Parkway / Amigo Street)

## DETAILED SUMMARY PROJECT DESCRIPTION

The shoppes on the Parkway Retail Center is an existing shopping center comprised of eleven (11) existing buildings totaling approximately 58,857 sf. Applicant desires to construct an approximately 8,805 sf single-story retail/showroom/office building on the one remaining vacant pad. Applicant is submitting a design review application for the proposed building.

## PROPERTY OWNER INFORMATION

NAME: SRRP 356, LLC

ADDRESS: 2717 KINGCLAVEN DRIVE

CITY: HENDERSON STATE: NEVADA ZIP CODE: 89044

TELEPHONE: 702-407-6830 CELL 702-407-6830

## APPLICANT INFORMATION (information must match online application)

NAME: SRRP 356, LLC

ADDRESS: 2717 KINGCLAVEN DRIVE

CITY: HENDERSON STATE: NV ZIP CODE: 89044

TELEPHONE: 702-407-6830 CELL 702-407-6830 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: RIETZ CONSULTING, INC

ADDRESS: 3203 E. WARM SPRINGS ROAD #400

CITY: LAS VEGAS STATE: NEVADA ZIP CODE: 89120

TELEPHONE: 702-521-3355 CELL 702-521-3355 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.

Marvin Howell  
Property Owner (Signature)\*

Marvin Howell  
Property Owner (Print)

12/8/2025  
Date



December 8, 2025

Clark County  
Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

RE: California Pools  
Project Description and Justification Letter for California Pools corporate office / retail building

To Whom It May Concern:

Thank you so much for the courtesy of our meeting and discussion on the proposed California Pools corporate retail/showroom/office building totaling 8,805 square feet (the "Project"). We are pleased to submit this Justification Letter in support of the Project.

SRP 3556 LLC, which owns and operates California Pools is proposing to develop an approximate 8,805 square foot retail/showroom/office building on 0.57 acres on that certain parcel being APN 177-34-811-014 and located in Clark County, Nevada (the "Property") known as "Pad M" in the Shoppes on the Parkway center located on St. Rose Parkway and Amigo Street. The previous Pad M owner previously submitted and received Design Review approval for a 6,000 sf salon, where a 8,811-square foot building had been previously contemplated and approved as part of the Shoppes on the Parkway center. California Pools will operate and occupy approximately 3,000 sf for its corporate office / retail showroom. The remaining approximate 5,805 square feet of space will be leased to retail / office tenants consistent with other tenants and uses in the Shoppes on the Parkway center. Pad M is the last remaining undeveloped pad in the Shoppes on the Parkway retail center. The previously mentioned Design Review (DR-19-0213) for the 6,000 sf salon has since expired. As such, the intent of this Application is to request a Design Review for the Project. Accordingly, we have included the proposed site plan, floor plan, elevations, landscape plan, cross sections and other required materials for your review and consideration.

The Property is currently zoned C-G (Commercial General). You will note that the proposed plans and elevations are consistent with the objectives of Title 30, the Comprehensive Plan, and the architectural theme of the existing retail center. The base building height of the proposed single-story building is 23'-6", with certain articulated pop-outs and parapets at a maximum height of 27'. Horizontal articulation per Title 30.04.05 is met throughout the exterior of the building through a series of building steps (2' or greater in depth) at a maximum of 50' or less and/or building pop-outs with varied color schemes and reveals to accentuate the building relief and articulation. Additionally, the proposed building incorporates shade structures, cool roofing material, shaded walkways and entrances, low-emissivity glass, floor to ceiling heights of 11+ feet, and ample windows/storefronts to facilitate natural daylighting strategies.

From a parking standpoint, the existing parking count of the shopping center is 364 parking spaces. With the proposed building, the proposed parking counting of the shopping center will remain at 364 parking spaces – no additional parking will be added. (The original Shoppes on the Parkway center plan was approved with 380





parking spaces and constructed in accordance with previous code, when parking requirements were 1/250. As such, the amount of parking spaces per current code for the overall center shows significantly more than what is currently required and recommended by code for the entire center.) Lastly, no new parking is located within 30' of the residential property line.

Additionally, you will note that the number of landscaping shrubs and trees, including the existing intense landscaping adjacent to the north property line and existing residential subdivision, meet code requirements and previous approvals, and have been located to provide the most positive impact to the visibility of the Project. The proposed building setbacks from the north property line and adjacent residential subdivision are at a minimum of 15 feet, where 15 feet is required. Please note the cross-sections provided which illustrate compliance with residential adjacency requirements, including appropriate setbacks and building heights. Max fill height for the building pad is approximately 1.85'. No retaining walls are needed. No landscaping waivers are needed. The existing landscape buffer is shown and designated on the landscape plan, which also shows landscaping sustainability measures taken. For example, additional water-efficient trees and shrubs have been added on both the west and east sides of the proposed building.

Thank you in advance for your time and consideration.

Best Regards,

*Marvin Howell*

Manager



**PUBLIC HEARING**

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

**ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone.

Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-07-101-001

**LAND USE PLAN:**

ENTERPRISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 332.4 (total acreage)/24 (bicycle skills park)/308.4 (natural area)
- Project Type: Park (Southwest Ridge Bicycle Skills Park)
- Number of Stories: 1
- Building Height (feet): 21.5
- Parking Required/Provided: 16/49

**Site Plan**

The previously approved park (Southwest Ridge Bicycle Skills Park) is located on a 24 acre portion of a 332.4 acre parcel. Access to the site is from Warm Springs Road via 2 driveways with the westerly driveway aligning with Rocky Tavern Street to the north. The parking area includes 49 parking spaces, which includes 8 pull-through and 4 accessible spaces. There is a 50 foot wide Las Vegas Valley Water District easement located at the west terminus of Warm Springs Road and Rocky Tavern Street. The site is separated from Fort Apache Road by an existing 73 foot wide Flood Channel.

The previously approved plans indicate that the site amenities include several levels of bike tracks that include: tot loop and pump track with 12 skill features; intermediate pump track with split rail fence enclosure; advanced pump track area with split trail fence; flow track advance trail with 14 skill features; gravity track connection trail, with decomposed granite walk down and walk up trail; beginner gravity jump skills area with 1 downhill run and 15 skill features; intermediate gravity jump skills area with 1 downhill run and 15 skill features; and an advanced

gravity jump skills area with 1 downhill run and 15 skill features. The final track designs will include the same number of tracks, but the configurations may change based on grading. Additional amenities include bike racks, locking gates, entry monument sign, trash enclosure, restroom buildings, kiosk with maps, rules, and seating, pressurized bike wash stations on timers, an air station, 8 interpretive signs, parking lot and site lighting, and an emergency access road with a helicopter pad.

Future structure locations are provided for track or event staging areas, administration building, smaller group shelters, and additional parking areas on the northeast side of the site.

#### Landscaping

The previously approved plans show that street landscaping is provided along Warm Springs Road with a 5 foot wide detached meandering sidewalk, along with parking lot landscape islands. Fencing throughout the site includes a 4 foot high split rail fence, a 6 foot high decorative wrought iron fence, and a 4 foot high post and cable fence. On the easterly portion of the site, there are shaded gathering areas with native trees and elevated decomposed granite walking trails. Additional landscaping is provided 65 feet south of the residences located adjacent to the north property line and west of the terminus of Warm Springs Road. The Evergreen trees are located south of the Las Vegas Valley Water District Easement to screen the park from the neighboring properties.

Site disturbance has been limited to 7.2% of the overall site and on the 24 acre portion of the site. Slopes on the developed portion of the site range from zero percent to greater than 25%, with the rest of the site remaining natural area. The undisturbed natural area, on 308.4 acres, is separated from the developed portion of the project site by a 4 foot high post and cable fence to a point of terminus where the slope becomes too steep to reasonably install structures. Hillside areas subject to cut or fill will be limited with any backfill being compacted and stabilized and then re-vegetated prior to final inspection. The existing and retained natural areas will remain except for any existing trails that currently cut through the area and have been in existence prior to the proposed development of the developed park site. Slope stabilization is provided by placing riprap on the disturbed slopes to reduce the flow of water within the natural drainage pathways. Stabilization materials include vegetation, re-vegetation, and stabilization materials along bicycle trails.

#### Elevations

The previously approved plans depict a large group shelter located on the bike promenade with an overall height of 21.5 feet. The painted barrel vault steel roof shade structure includes attached metal cantilevered shade shelters and maintenance storage containers located on either side of the shade structure. The containers will blend into the cantilevered shelters located on either side of the main cover with an open design. Structure colors are desert tan with rustic red accents. Other structures and amenities include a 30 foot high flagpole and future shade structures.

#### Floor Plans

The previously approved plans show that the restrooms and storage containers are provided as part of the site amenities.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0714:

#### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

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

#### 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 #0196-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

### Applicant's Justification

The applicant is requesting a 2 year extension of time for the previously approved application. The construction of this development has been delayed until the end of 2027 due to unforeseen funding issues.

### Prior Land Use Requests

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| VS-23-0715         | Vacate and abandon a right-of-way (grant).  | Approved by BCC | December 2023 |
| ZC-23-0714         | Zone change to reclassify the site from an R-E to P-F with a design review for a bicycle park | Approved by BCC | December 2023 |

### Surrounding Land Use

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

### **Surrounding Land Use**

|      | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|------|----------------------------------|----------------------------------|---|
| East | Corridor Mixed-Use & Open Lands  | RS3.3 & RS20                     | Single-family residential & undeveloped |
| West | Open Lands                       | RS80                             | Undeveloped                             |

This site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

The applicant has demonstrated progress towards the commencement of the project, including permits submitted to the Building and Public Works Departments. Staff finds that multiple building permits, including the final grading permit for the park, are in “ready to issue” status, and an off-sites permit has been issued for the park. Staff can support the request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until December 6, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the

time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TARA CCARRELL

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-23-0714 (ET-25-400139)

**15A**

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ 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: 2/4/2026 Time: 9 am

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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



## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### MOAPA

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

### SANDY VALLEY

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

### ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Windmill Library  
7060 W. Windmill Lane, Las Vegas

### MOAPA VALLEY

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

### SEARCHLIGHT

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

### GOODSPRINGS

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

### MOUNTAIN SPRINGS

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

### SPRING VALLEY

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

### INDIAN SPRINGS

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

### MT. CHARLESTON

Dawn VonMendenhall, Secretary  
(702) 289-0196  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### SUNRISE MANOR

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

### LAUGHLIN

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

### PARADISE

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

### WHITNEY

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

### LONE MOUNTAIN

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

### RED ROCK

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

### WINCHESTER

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

### LOWER KYLE CANYON

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101963

ASSESSOR PARCEL #(s): 176-07-101-001

PROPERTY ADDRESS/ CROSS STREETS: W Warm Springs Road and S Fort Apache Road

## DETAILED SUMMARY PROJECT DESCRIPTION

- Extension of Time for ZC-23-0714

## PROPERTY OWNER INFORMATION

NAME: County of Clark (RPM) (Shauna Bradley)

ADDRESS: 500 S Grand Central Pkwy. 4th Floor

CITY: Las Vegas

STATE: NV ZIP CODE: 89155

TELEPHONE: 702.455.2980

CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Clark County Department of Real Property Management (Tara Carrell)

ADDRESS: 500 S Grand Central Pkwy. 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702.455.0258

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702.458.2551

CELL N/A

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Shauna Bradley  
Property Owner (Signature)\*

Shauna Bradley  
Property Owner (Print)

Nov 25, 2025  
Date



November 25, 2025

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

**RE: *Justification Letter – Extension of Time for Zoning (ZC-23-0714)***  
***CCRPM Southwest Ridge Bicycle Skills Park (SNPLMA)***  
***(APN 176-07-101-001)***

Dear Planning Staff,

On behalf of our client Clark County Department of Real Property Management, we are respectfully requesting a 2-year extension of time for ZC-23-0714. The current application was approved at BCC on December 6<sup>th</sup>, 2023 and is set to expire by December 6<sup>th</sup>, 2025. Our client is respectfully requesting this extension as construction for this development has been delayed and is not expected to be completed until the end of 2027. This delay was due to funding issues that could not be foreseen.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a long horizontal flourish extending to the right.

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

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action)

## RELATED INFORMATION:

## APN:

177-19-501-001; 177-19-501-002

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The plan provided shows the vacation and abandonment of patent easements within the subject parcels. The applicant indicates that the easements are no longer needed for the development of the site.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|--------------|----------------------------------|----------------------------------|---|
| North        | Ranch Estate Neighborhood        | RS20 (NPO-RNP & AE-60)           | Single-family residential & Undeveloped |
| South & East | Ranch Estate Neighborhood        | RS20 (NPO-RNP & AE-60)           | Single-family residential               |
| West         | Ranch Estate Neighborhood        | RS20 (NPO-RNP & AE-60)           | Undeveloped                             |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| UC-25-0810                | Use permits, waivers of development standards, and a design review for stables is a related item on this agenda. |
| UC-25-0809                | A use permit for stables and increased livestock (large) is a related item on this agenda.                       |

**STANDARDS FOR APPROVAL:**

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

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

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

**Staff Recommendation**

Approval.

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

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

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

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

**APPLICANT:** BRANDON NOBLES

**CONTACT:** ADRIAN PLATA, P.O. BOX 401296, LAS VEGAS, NV 89140

DRAFT





# Department of Comprehensive Planning Application Form

# 16A

ASSESSOR PARCEL #(s): 177-19-501-002

PROPERTY ADDRESS/ CROSS STREETS: #### W PEBBLE RD LAS VEGAS, NV 89139

## DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT TWO-STORY SFR AND TWO-STORY ADU

## PROPERTY OWNER INFORMATION

NAME: BRANDON NOBLES

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## APPLICANT INFORMATION (must match online record)

NAME: BRANDON NOBLES

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## CORRESPONDENT INFORMATION (must match online record)

NAME: PLATA DESIGN CO ADRIAN PLATA

ADDRESS: PO BOX 401296

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89140

REF CONTACT ID #

TELEPHONE: 702.931.9227

CELL

EMAIL: [REDACTED]

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)\*

BRANDON NOBLES  
Property Owner (Print)

03/10/25  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)                     

PC MEETING DATE                     

BCC MEETING DATE                     

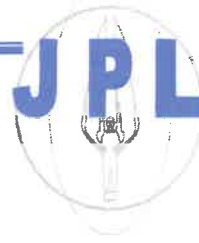
TAB/CAC LOCATION                     

DATE                     

ACCEPTED BY                     

DATE                     

FEES



September 9, 2025

Clark County Development Services  
Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: APR-25-100324 (Noble Property)  
Vacation of Patents  
APN(s): 177-19-501-001 and 002


Dear Staff:

On behalf of the applicant we are requesting the following

- Vacation of Government Patents

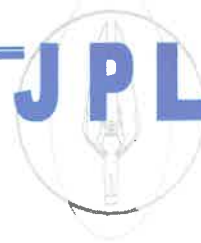
These proposed vacations are at the behest of Clark County Comprehensive Planning and Department of Public Works Land Development in order to clean up government patents no longer needed. Vacation of patents is standard policy for development of this nature.

Should you have any further questions please feel free to contact me at (702)898-6269.



James Lopez, P.E.  
JPL Engineering, Inc.

VS-25-0811 REVISED 12/15/25 RP



## **K. Hillside Development**

### **1. Purpose**

Clark County is comprised of many mountain ranges. Areas designated national conservation and wilderness areas, properties intended to be held by the Bureau of Land Management long-term, and other ranges within the County which may be affected by development, should be afforded special consideration to protect these natural areas. These restrictions provide for the reasonable, safe, and aesthetic use of the steep and inconsistent topography of natural hillsides. These standards are established to:

- i. Ensure stable slopes;
- ii. Reduce water runoff and control erosion by maintaining the natural features of the land to reduce erosion and minimize stormwater runoff;
- iii. Minimize grading and site disturbance to maximize compatibility with the natural terrain;
- iv. Preserve sensitive environments on the hillside;
- v. Minimize the need for public services where the ability to provide services is limited by the terrain;
- vi. Encourage the conservation of these areas as visual resources, parks, open space, conservation areas, and other related land uses; and
- vii. Establish a transition zone between hillside development and more intensive development.

### **2. Applicability**

This Section applies to any area greater than 2.5 acres with a contiguous extent of slope exceeding 12% grade, as depicted on the Slope Map on file with the Department of Comprehensive Planning. If any portion of a project is located within the 2.5-acre extent and will result in development on a hillside, the entire project shall be considered to be hillside development and shall comply with the regulations of this Section.

**Table 30.04-11: Maximum Site Disturbance, Natural Area**

| 12.01≤25        | 50 | 50 |
|-----------------|----|----|
| Greater than 25 | 35 | 65 |

**Justification:** In order to address the violation of uncontrolled fill more than 18 inches of fill is required. This is required in order to match with the existing elevations of the right-of-way.

In addition, the site generally slopes downhill from the SE to the NE at greater slopes greater than 2 to 1. Without fill the site would be rendered effectively useless.

A grading plan and soils report have been completed and our on record with Department of Building Fire Safety. The grading plan specifies slope stability will be obtained by a combination of bench and keyline in accordance with IBC Section J Figure 107.3. The soils report that slope stability can be achieved with 90% compaction at no greater than 2 (horizontal) to 1 (vertical) slope. Additional stabilization per 30.04.0 K5 will be provided at the time of

Geotechnical Report Addendum - R

Single-Family Residence

APN 175-15-301-009

Clark County, 8-11-24; Addendum 3-11-24; Nevada. Black Mountain Geotechnical

Chapter 30.04 Development Standards

30.04.05 Site and Building Design

K Hillside Development

VS-25-0911 REVISED 12/15/25 RP

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:**

**USE PERMITS** for the following: **1)** proposed stables, and **2)** increase large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv  
(For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-501-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4385 W. Pebble Road
- Site Acreage: 0.81
- Project Type: Stable
- Building Height (feet): 25 (existing single-family residence)/22 (proposed accessory living quarter)/22 (proposed wellhouse)/18 (proposed stables)
- Square Feet: 5,510 (existing single-family residence)/3,177 (proposed accessory living quarter)/1,116 (proposed wellhouse)/1,080 (proposed stables)

**Site Plan & Request**

The plan depicts an existing single-family residence centrally located on the subject property. Access to the residence is provided via 2 existing driveways, the first from Pebble Road to the north and the second from Arville Street to the west. A proposed accessory living quarter, along with stables and a pasture area, is in the rear yard, southwest of the main residence. The pasture will be designated for 5 large livestock. South of the pasture is a covered stable structure containing five stalls, which is directly connected to the accessory living quarter to the west and its set back 5 feet from the rear and 10 feet from the street side. North of the accessory living quarter is a proposed wellhouse storage structure that is set back 10 feet from the street side. The applicant is requesting a use permit to increase large livestock to 5 horses where 4 horses is the maximum per Section 30.03.04. The applicant is also requesting a use permit for a residential stable.

### Landscaping

The landscape plan depicts 6 new Thornless Hybrid Mesquite trees located on the north and west side of the property. In addition, 3 shrubs are planted every 30 linear feet, contributing to a consistent and attractive streetscape. This is in compliance with Section 30.04.01.

### Elevations

The plan depicts an existing single story residence with black metal roof panels and white metal wall panels. The plan depicts a proposed accessory living quarter measuring 22 feet in height, wellhouse storage measuring 22 feet in height, and stables measuring 18 feet in height. All proposed structures will match the architectural style of the primary residence, with black metal roof panels and white metal wall panels.

### Floor Plans

The proposed plans include improvements to an existing single-family residence, featuring a wrap-around front porch measuring approximately 1,440 square feet. A proposed 2 story accessory living quarter totaling 3,178 square feet, with the first floor serving as a garage and the second floor with a third bedroom, kitchen, 3 bathrooms, and a laundry room. A 2 story wellhouse storage structure is also proposed, measuring 1,116 square feet and a balcony on the second floor. The plan also depicts a covered structure with 5 stables each with an area of 206 square feet and 5 uncovered stalls with an area of 278 square feet each.

### Applicant's Justification

The applicant is requesting a use permit to increase livestock large (Horse) to 5 horses where 4 horses is the maximum per Section 30.03.04 and a use permit for residential stable. The applicant has indicated compliance with Title 30, Chapter 30.03.04 requirements, including adequate stall dimensions, covered shelter, fenced pasture, and overall site suitability. The proposed pasture area exceeds the minimum requirement of 6,000 square feet, providing 6,013 square feet. The applicant also indicated that livestock use is consistent with residential primary use.

### Surrounding Land Use

|                      | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|----------------------|----------------------------------|----------------------------------|---|
| North, South, & East | Ranch Estate Neighborhood        | RS20 (NPO-RNP & AE-60)           | Single-family residential & undeveloped |
| West                 | Ranch Estate Neighborhood        | RS20 (NPO-RNP & AE-60)           | Undeveloped                             |

### Related Applications

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| VS-25-0811                | A vacation and abandonment for patent easements is a related item on this agenda.                                      |
| UC-25-0810                | A permit, waiver of development standards, and a design review for a proposed stable is a related item on this agenda. |



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### **Use Permits**

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

Staff understand that the surrounding area is characterized by large-lot residential uses, where agricultural activities such as the keeping of large livestock (horses) in conjunction with single-family residences are common, particularly on half-acre lots. The subject parcel is consistent with this pattern and provides adequate space and facilities for the proposed livestock. However, staff notes that the adjacent parcel APN 177-19-501-002, which is part of a related item, could also reasonably accommodate additional large livestock. While all proposed structures on the subject site appear to meet Code requirements and provide sufficient space for the horses, staff finds the additional livestock can be accommodated on the neighboring parcel to the east. Therefore, staff cannot support the application.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Applicant is advised within 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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

- No comment.

#### **Southern Nevada Health District (SNHD) - Engineering**

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

#### **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 #0216-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BRANDON NOBLES

**CONTACT:** ADRIAN PLATA, LAS VEGAS, P.O. BOX 401296, LAS VEGAS, NV 89140

DRAFT



# Department of Comprehensive Planning Application Form

# 17A

ASSESSOR PARCEL #(s): 177-19-501-001

PROPERTY ADDRESS/ CROSS STREETS: 4385 W PEBBLE RD LAS VEGAS, NV 89139

## DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT HOME ADDITION, TWO-STORY ADU WITH AN ATTACHED STABLE, AND WELL HOUSE

## PROPERTY OWNER INFORMATION

NAME: JPCC LEGACY TRUST

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## APPLICANT INFORMATION (must match online record)

NAME: JPCC LEGACY TRUST

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## CORRESPONDENT INFORMATION (must match online record)

NAME: PLATA DESIGN CO ADRIAN PLATA

ADDRESS: PO BOX 401296

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89140

REF CONTACT ID #

TELEPHONE: 702.931.9227

CELL

EMAIL: [REDACTED]

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)\*1

BRANDON NOBLES  
Property Owner (Print)

07/21/25  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)                     

PC MEETING DATE                     

BCC MEETING DATE                     

TAB/CAC LOCATION                     

ACCEPTED BY                     

DATE                     

FEES                     

DATE



Friday, December 19, 2025

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

RE: Justification Letter for a Use Permit For a Proposed Home Addition, a New ADU with an attached stable and Well House Located at: 4385 W Pebble Rd, Las Vegas NV 89139  
APN: 177-19-501-001  
Zoned: RS20

Presented are files that include:

- "App Com Planning" which is the comprehensive planning application form
- "Certification of Trust" which is the Certification of Trust for JPCC LEGACY TRUST, the property owner & applicant.
- "Civil Planning Site Plan" showing existing site elements, proposed structures, and proposed grade.
- "Civil Planning Site Section" that shows a cross section of the proposed grade.
- "VAC Lot 1 Legal and Exhibit" which contains Exhibit 'A' & 'B', Legal Description & Patent Easement Vacation Plan to Vacate Government Patent Easements.
- "Site Lot 01" Architectural Site Plan that show the existing, & proposed structures with its proposed landscaping.
- "Clark Lot 01 SFR" containing the floor plans of the proposed addition & remodel of the SFR
- "Clark Lot 01 SFR Elevation" containing the elevations of the proposed addition & remodel of the SFR
- "Clark Lot 01 ADU Floor" containing floor plans of the proposed ADU
- "Clark Lot 01 ADU Elevation" containing elevations of the proposed ADU
- "Clark Lot 01 Stable 3 Floor" containing the floor plan of the proposed stable with 5 stalls
- "Clark Lot 01 Stable 3 Elevation" containing elevations of the proposed stable
- "Clark Lot 01 Well House Floor" containing the floor plans of the proposed well house
- "Clark Lot 01 Well House Elevation" containing elevations of the proposed Well House

The SFR addition and remodel will consist of a new wrap around porch, and new balcony while also adding exterior metal panel siding to the exterior of the home. This proposed exterior metal siding will match the new proposed structures to ensure a cohesive development.

The proposed ADU is a two-story metal building. The 1st floor is a garage and the 2nd floor is the living quarter. The metal panel finish of the building will match the SFR and its proposed remodel for the exterior metal siding.

REVISED 12/23/25 RP UC-25-0809





The attached stable will be constructed of the same premanufactured metal as the ADU. It will match the proposed ADU and the SFR and its remodel. This proposed stable will consist of (5) stalls at approximately 483 SF each with 206 SF covered and 275 SF uncovered. The use will be Stable as defined as: A facility for the housing, keeping, and/or riding and training of horses and similar animals, open to the general public, including animal rental or instruction in horseback riding. Any horse or similar animal greater than six months old, kept on site for the purpose of training, shall be considered a boarded animal.

The proposed two-story well house will be constructed of the same premanufactured metal as the ADU. The exterior material will match the ADU, the Stable, and the SFR and its remodel. This structure's proposed location is above the preexisting well on the property with the 1<sup>st</sup> floor as a storage area and the 2<sup>nd</sup> floor as a deck.

South of the SFR, East of the well house, and North of the stable is the proposed pasture area. A required area of 6,000 SF is required for 5 horses and 6,013 is proposed on-site.

We are requesting a Use Permit to allow for the stable.

We are requesting a Use Permit to increase Livestock Large (Horse) to 5 horses where 4 horses is the maximum per Section 30.03. The property provides adequate pasture and exercise area for 5 horses.

In accordance with Title 30 Chapter 30.03.04 we meet the following requirements for large livestock:

- a) Each stable is 483 square feet which exceeds the required 120 square feet. The design includes a covered area of 206 square feet which exceeds the required 90 square feet protected from the elements.
- b) The required 1,200 square feet of pasture, turnout, or training or exercising area per each livestock kept on premises would be 6,000 square feet for 5 large livestock. The proposed design includes 6,013 square feet of pasture area, which exceeds the requirement.
- c) There is a fence enclosing the training area as seen on sheet "Site Lot 01", DD1.0 SITE PLAN and the stables are enclosed with a gate as shown on sheet "Clark Lot 01 Stable 3 Elevation" DD3.0 ELEVATIONS.
- d) This lot is zoned as RS20 which allows large livestock.
- e) The large livestock is in conjunction with a residential primary use.

On behalf of the applicant, JPL Engineering Inc. has presented "VAC LOT 1 Legal and Exhibit" and respectfully requests your consideration of the above referenced vacation for government patent easements, as referenced in Exhibit 'B' document Patent Easement Vacation, to comply with the conditions of Minor Subdivision Map. This vacation request is standard for this type of development and consistent with the overall land use of the area and will not have adverse impact on the adjacent properties.

REVISED 12/23/25 RP UC-25-0809





Plata Design  
AAPRD LLC

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If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD  
Phone: 702.931.9227  
Email: [adrian@platadesign.com](mailto:adrian@platadesign.com)

REVISED 12/23/25 RP UC-25-0809

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:**

**USE PERMITS** for the following: 1) stable; 2) increase large livestock; and 3) increase accessory living quarters square footage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.

**DESIGN REVIEW** for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv  
(For possible action)

RELATED INFORMATION:

APN:

177-19-501-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 6 parking spaces where 9 parking spaces are required per Section 30.04.04D.
2. Modify buffering and screening where a 15 foot landscape buffer with an 8 foot decorative wall is required, and only a 6 foot wall is proposed along the east and south property lines per Section 30.04.02C.
3. Eliminate parking lot landscaping where a landscape island shall be provided every 6 parking spaces per Section 30.04.01.D.
4.
  - a. Allow higher activity areas of development to be adjacent to areas subject to Residential Adjacency per Section 30.04.06G.
  - b. Allow parking areas for non-residential development within 30 feet of a residential district not to be buffered per Section 30.04.06K.
5. Waive full off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.
6. Eliminate the proposed driveway throat depth where a minimum 25 feet is required per Uniform Standard Drawing 222.1.
7. Allow a non-commercial curb return driveway along Pebble Road per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

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

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

- Site Acreage: 1.25
- Project Type: Single-family residence and stable
- Number of Stories: 2 (proposed Primary Residence)/2 (proposed Accessory Living Quarters)/1 (proposed Stables)/1 (proposed Storage unit )
- Building Height (feet): 23 (proposed Primary Residence)/23 (proposed Accessory Living Quarters)/19 (Proposed Stables)/19 (proposed Storage unit )
- Square Feet: 2,352 (proposed Primary Residence)/2,574 (proposed Accessory Living Quarters)/3,069 (proposed Stables)/1,467 (proposed Storage unit )
- Parking Required/Provided: 9/6

**Site Plan & Request**

The plan depicts that access to the lot is from Pebble Road to the north. Adjacent to the entrance into the lot there are 4 parking spaces with 1 ADA parking space. The site overall needs 9 parking spaces. The proposed design is providing 4 outdoor spaces and the proposed garage counts as the additional 2 spaces. The applicant is applying for a waiver to reduce the required amount of parking spaces.

The proposed primary residence is in the northeast corner of the site with an attached stable which features 11 horse stalls and 1 attached storage unit area south of the horse stalls. The primary residence has a side interior setback of 10 feet, which meets Title 30 requirements. It also meets all of the remaining setbacks. The stable has a side interior setback of 5 feet which also meets Title 30 requirements. Both the stalls and storage area are along the east property line.

The plan further depicts that the proposed accessory living quarters is located on the southeast corner of the lot. Furthermore, there is a detached stable which features 7 horse stalls and one attached storage unit located west of the proposed accessory living quarters. It is 5 feet away from the south and east property lines. It is also 108 feet away from the west property line. These stalls are along the south property line. In the middle of the parcel is a 21,737 square foot pasture and area for the horses.

The applicant is requesting the following use permits to allow a stable use in an RS20 (Single-Family Residential 20) Zone and allow 18 large livestock where only 7 large livestock are allowed. In addition, a use permit is required to allow an accessory living quarters to exceed the gross floor area of the primary dwelling on a lot that is more than 10,000 square feet per Section 30.03.03A. Furthermore, the applicant is requesting waivers of development standards to modify residential adjacency standards to allow higher-activity areas of development to be adjacent to single-family residence along the south and east property lines and allow parking areas for non-residential development within 30 feet of single-family residence along the east property line.

Lastly, the waivers to eliminate off-site improvements along Pebble road and modified driveway geometrics are also requested with this application.

### Landscaping

The entire frontage of the property adjacent to Pebble Road is in the site visibility zone. As a result, street landscaping was not provided. However, the 6 required trees are planted along the front of the property along the northwest corner, next to the 4 proposed parking spaces. The applicant is not providing parking lot landscaping thus necessitating a waiver of development standards. Along the east property line, there is an existing single-family residence. The proposed commercial stable is a higher intensity use. As a result, an 8 foot decorative wall and a 15 foot landscape strip is required for buffering and screening. The applicant is requesting to waive this requirement.

### Elevations

#### Proposed Primary Residence:

- The building is approximately 23 feet high made from metal walls and metal roof panels. The walls will be painted white, and the roof will be painted black.
- The north elevation depicts the garage door with a balcony with 3 large windows. The west elevation shows the balcony that starts at 10 feet high. The main door entrance is located on the east elevation.

#### Proposed Accessory Living Quarters:

- The building is approximately 23 feet high made out of metal wall and metal roof panels. The walls will be painted white and the roof will be painted black. The colors and materials will be architecturally compatible to the primary residence.
- The north elevation depicts the garage door with a balcony that starts at 8 feet high. The west elevation shows the balcony wraps the entire façade of the north, and west elevations. The main door entrance is located on the east elevation.

#### Proposed Stable and Storage Unit:

- The stable and storage attached to the primary residence is 19 feet high made from metal wall and metal roof panels. The walls will be painted white and the roof will be painted black to match the primary residence.
- The stable that features the 11 horse stalls and one storage unit along the east property line has an overall width of 48 feet.
- The stable and storage attached to the accessory living quarters is 19 feet high made from metal wall and metal roof panels. The walls will be painted white and the roof will be painted black to match the primary residence.
- The stable along the south property line features 7 horse stalls and 2 storage spaces. The plans depict the total width of all the stalls and storage area is 46 feet, 4 inches.

### Floor Plans

#### Primary Residence:

- The plans depict a 2 story single-family residence with a total square foot of 2,352. The first floor is 1,116 square feet which has the garage, and open

workshop area. The second floor is 511 square feet which has 2 bedrooms, 2 bathrooms, kitchen, and living room. It also has a balcony that is 216 square feet.

**Accessory Living Quarters:**

- The plans depict a 2 story accessory living quarters with a total square foot of 2,574. The first floor is 1,116 square feet which has the garage and open workshop area. The second floor is 511 square feet which has 2 bedrooms, 2 bathrooms, kitchen, and living room. It also has a balcony that is 438 square feet. The applicant is waiving for the structure to exceed the gross floor area of the primary dwelling.

**Stables and Storage:**

- The stable and storage attached to the primary residence has 11 stalls and 1 storage. The horse stall ranges between 492 square feet to 500 square feet. The storage area is 501 square feet. The stable and storage attached to the accessory living quarters has 7 stalls and storages. The horse stalls will be 483 square feet. The 2 storage areas will 483 square feet each.

**Applicant's Justification**

The applicant is proposing a new single-family residence, new accessory living quarters, and 18 new horse stalls, and 2 new storage areas. The proposed 2 story single-family residence will include an attached 1 storage area and 11 horse stalls. The home will be a total of 2,352 square feet and a metal building. The accessory living quarters will have 7 horse stalls attached. The storage areas and the additional dwelling unit will not be used for storing vehicles. The stable will also have 21,737 square foot of pasture area for all the horses.

**Surrounding Land Use**

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| UC-25-0809                | Use permit to increase large livestock is a related item on this agenda.        |
| VS-25-0811                | Vacation and Abandonment for patent easements is a related item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

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

#### Use Permits #1 & #2

The surrounding area is characterized by large lot residential uses. Agricultural uses, such as keeping and caring for large livestock in conjunction with single-family residences, is common. However, the applicant is requesting for a commercial stable to be the main use for this property in conjunction with a primary residence and an accessory living quarter. Staff finds the proposed requests associated with the customers coming to the site will have a negative impact on the surrounding residential properties. Although the applicant has stalls and pasture areas enough for the 18 horses, the applicant is only allowed to have 7 horses. Therefore, staff cannot recommend approval of these requests.

#### Use Permit #3

The primary residence is 2,352 square feet. The accessory living quarters will be 2,574 square feet. All floor levels have the same square footage. The only difference is the balcony. The primary residence will have a balcony that is 216 square feet. The accessory living quarters will have a balcony that is 438 square feet. However, balconies are still considered part of the gross floor area. Since this is a self-imposed hardship, staff cannot support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Parking regulations are established to provide safe and efficient circulation to meet the needs of proposed land uses, while also protecting the public health, safety, and general welfare. The proposed commercial stable changes how the site is used, managed, and the frequency of vehicular on-site circulation since customers are allowed on site. Although, the applicant is providing 6 parking spaces, the required amount is 9 parking spaces. Also, the design of the parking area can only be accommodated on the north side of the property. Should the stable operate at capacity, the limited number of on-site parking may result in unauthorized overflow parking on adjacent public streets creating potential issues. Staff does not support this request.



#### Waiver of Development Standards #2

Title 30 requires buffering and screening to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The subject property is proposing a non-residential development that is adjacent to a residential district to the east. The applicant justifies that adding a 15 foot landscape buffer would decrease the proposed total pasture area. Per the applicant, the existing 6 foot high wall will not be modified. Staff finds that the required buffering would serve the purpose of visually and physically screening the site to reduce impacts from light, noise, and potential odors. Because this is not provided it will negatively impact the neighbors along the south and east property lines. Staff recommends denial.

#### Waivers of Development Standards #3

Landscaping in the parking lot is important because it helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The applicant is proposing 6 trees west of parking spaces #3 and #4. The applicant states that due to space restrictions, they added some frontage landscaping as an alternative. This way the applicant can provide as much parking as possible. This becomes a self-imposed hardship because there is enough area to rearrange the parking spaces and to include the landscape finger islands. Therefore, staff cannot support this request.

#### Waivers of Development Standards #4

Residential adjacency helps promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur for higher-intensity development. The properties along the west and south have existing stable uses. A better design would be to orient the stables to be closer to the existing stables. This way prevents common issues of odor, noise, and pests to the single-family residence to the east. The applicant has not provide sufficient justification as to how these standards can be mitigated. Therefore, staff also cannot support this request.

#### Design Review

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

Although the property will have a single-family residence and accessory living quarter, the main use for this property will be a stable. As a result, this changes the property to a higher intensity use. All of the structures meet the setback and height requirements and are made from the allowed decorative metal panels painted either white or black. There are plenty of accessory structures in the area that have the same metal material. However, all of the structures on this lot will be metal, while the neighboring properties have stucco and brick primary residences. Since staff cannot support the use permits and the waivers of development standards, staff also cannot support this request.

## **Public Works - Development Review**

### **Waiver of Development Standards #5**

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

### **Waiver of Development Standards #6**

Staff finds that the reduced throat depth for the driveway on Pebble Road will result in on-street vehicle stacking. Because Pebble Road is a collector street, it is critical that traffic flow remain unobstructed by vehicles attempting to access the parking lot. In addition, the public right-of-way may not be used for drop-off, loading or unloading, or any staging activities associated with the development. All such activities must occur entirely on-site to ensure safe and efficient traffic operations. For these reasons, staff cannot support this request.

### **Waiver of Development Standards #7**

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

## **Department of Aviation**

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

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The proposed well shall be located outside the sight visibility zone. Placement within the sight visibility zone is not permitted;
- Pebble Road shall not be used for drop-off, pick-up, staging, loading, or unloading activities. All such activities must occur entirely on-site.

#### **Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

#### **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 #0216-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRANDON NOBLES**

**CONTACT: ADRIAN PLATA, P.O. BOX 401296, LAS VEGAS, NV 89140**

DRAFT



# Department of Comprehensive Planning Application Form

# 18A

ASSESSOR PARCEL #(s): 177-19-501-002

PROPERTY ADDRESS/ CROSS STREETS: #### W PEBBLE RD LAS VEGAS, NV 89139

## DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT TWO-STORY SFR AND TWO-STORY ADU

## PROPERTY OWNER INFORMATION

NAME: BRANDON NOBLES

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## APPLICANT INFORMATION (must match online record)

NAME: BRANDON NOBLES

ADDRESS: 4385 W PEBBLE RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 239.265.7459

CELL

EMAIL: [REDACTED]

## CORRESPONDENT INFORMATION (must match online record)

NAME: PLATA DESIGN CO ADRIAN PLATA

ADDRESS: PO BOX 401296

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89140

REF CONTACT ID #

TELEPHONE: 702.931.9227

CELL

EMAIL: [REDACTED]

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

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

[Signature]  
Property Owner (Signature)\*

BRANDON NOBLES  
Property Owner (Print)

03/10/25  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)                     

PC MEETING DATE                     

BCC MEETING DATE                     

TAB/CAC LOCATION                     

ACCEPTED BY                     

DATE                     

FEES                     

DATE



Monday, December 22, 2025

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

RE: Justification Letter for a Use Permit For a Proposed Two-Story SFR and Two-Story ADU  
Located at: ##### W Pebble Rd, Las Vegas NV 89139  
APN: 177-19-501-002  
Zoned: RS20

Presented are files that include:

- "App Com Planning" which is the comprehensive planning application form
- "App Vacation Application"
- "2015-Nobles Horse-SP" showing existing site elements, proposed structures, and proposed grade.
- "2015-Nobles Horse-SEC" that shows a cross section of the proposed grade.
- "VAC Lot 2 Legal and Exhibit" which contains Exhibit 'A' & 'B', Legal Description & Patent Easement Vacation Plan to Vacate Government Patent Easements.
- "Site Lot 02" Architectural Site Plan that show the existing, & proposed structures with its proposed landscaping.
- "Clark Lot 02 SFR Floor" containing the floor plans of the proposed SFR
- "Clark Lot 02 SFR Elevation" containing the elevations of the proposed SFR
- "Clark Lot 02 ADU Floor" containing floor plans of the proposed ADU
- "Clark Lot 02 ADU Elevation" containing elevations of the proposed ADU
- "Clark Lot 02 Stable 1 Floor" containing the floor plan of the proposed stable with 11 stalls and 1 storage area
- "Clark Lot 02 Stable 1 Elevation" containing elevations of the proposed stable with 11 stalls and 1 storage area
- "Clark Lot 02 Stable 2 Floor" containing the floor plan of the proposed stable with 7 stalls and 2 storage areas
- "Clark Lot 02 Stable 2 Elevation" containing elevations of the proposed stable with 7 stalls and 2 storage areas
- "DEED"
- "PATENT DEED"
- "PARCEL MAP"

REVISED  
12/23/2025  
UC-25-0810  
NAI

The proposed two-story SFR has an attached cover that will include 1 storage area and (11) horse stalls. The home will be a total of 2,352 SF and a metal building with the 1<sup>st</sup> floor as a 1,116 SF workshop and the 2<sup>nd</sup> floor as a 1,020 SF living quarters with a 216 SF balcony.

The SFR's attached stable will consist of (11) horse stalls at approximately 483 SF each with 206 SF covered and 275 SF uncovered.







The proposed two-story ADU will be located in the rear of the property with an attached cover that will include 2 storage areas and (7) horse stalls. This structure will be a metal building with the 1<sup>st</sup> floor as a workshop/tack area and the 2<sup>nd</sup> floor as living quarters with a balcony.

The ADU's attached stable will consist of (7) horse stalls at approximately 483 SF each with 206 SF covered and 275 SF uncovered.

The storage areas and the additional dwelling unit will not be used for storing vehicles. These areas will contain various items such as saddles, bridles, ropes, blankets, towels and rags, brushes and combs, hoof care items, scissors and trimmers, and first aid supplies.

West of the SFR and North of the ADU is the proposed pasture area. A required area of 21,600 SF is required for 18 horses and 21,737 SF is proposed on-site.

With the development throughout Las Vegas over the last several years, there is a large shortage of boarding facilities available, most of the existing facilities are on the north side of town, leaving the south side of town under serviced. This has led to the horse community shrinking year after year. The property owners love the horse community and would love to have the opportunity to provide a necessity here in Las Vegas. This project also runs hand-in-hand with their nonprofit. Some of the proceeds will help secure a further for their non-profit which has it's own separate location with commercial zoning.

This lot will be used as a private boarding facility, that will not be open to the general public. This will allow people to pay a fee to board their horses and do their personal horse recreation. Since the property owners have a personal lot dedicated to their own horses, none of their personal horses will be kept on the commercial lot.

We are requesting a Design Review for a commercial stable use, three Use Permits, and six Waivers for this project.

Design Review:

1. Design Review to allow to have a stable use on the property, changing this property from residential to commercial.

Use Permits:

1. Use Permit to allow for a stable use in an RS20 zone per Section 30.03.04.A.17
2. Use Permit to allow for (18) horse stalls where only 7 horses are allowed per Section 30.03.04.A.13. The property provides adequate pasture and exercise area for 18 horses. The training exercise area that will be provided on the property for the horses will comply with all setbacks on the lot.
3. Use Permit to allow for an accessory living quarters exceed the gross floor area of the primary dwelling on a lot that is more than 10,000 square feet per Section 30.03.03.A

Waivers:



1. Waiver for full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) where required per Section 30.04.08C. The neighborhood is rural in nature and does not have any sidewalks installed. Not only does this make a more cohesive look to the neighborhood but it would also give the property owners more usable area.
2. Waiver to eliminate buffering and screening requirement when 15 foot landscape buffer is required and a 8 foot tall wall is required, when 6 foot wall is being proposed only along the East property link only per Section 30.04.02. Adding a 15' landscape buffer would decrease the proposed total pasture area. There is an existing 6' wall, the adjacent neighbors and the people owners would prefer not to add additional square footage to the wall. We can provide a letter from the neighbor that they are
3. Waiver to reduce parking requirement for a stable use per Section 30.04.01.D. The code requirement would be 1 per 3 boarding stalls or corral. Once is required for the accessory living quarters, two for the single-family residence, and 6 spaces for stable use. We have included 6 parking spaces where 9 is required due to the location of the well. Due to the design of the project, parking can only be accommodated on the North side of the property.
4. Waiver to eliminate parking area landscaping per Section 30.04.01.D. Since we cannot provide a full parking lot due to space restrictions, we have added frontage landscaping as an alternative. The design provided as much parking as possible (see Waiver 3). Adding additional parking landscape area would further diminish the parking spots available.
5. Waiver to have higher-activity areas of development, such as parking and circulation to be adjacent to areas subject to Residential Adjacency per Section 30.04.06.G. This waiver is inherent to the location of the property.
6. Waiver for parking areas to nonresidential development within 30 feet of a residential district not to be buffered per Section 30.04.06.J. This waiver is inherent to the lot that this project is proposed on.
7. Wavier to allow for a throat depth of 0 feet where 25 feet is allowed per Uniform Standard Drawing 222.1. A throat depth of 25' would not be possible given the front area of the parking lot.
8. Waiver of development standards for a driveway that is not a commercial curb return driveway. We are not able to meet these requirements based on the area that is available.

If you require further information, or drawings, please do not hesitate to contact me.





Sincerely,

Adrian A. Plata, Residential Designer #408-RD  
Phone: 702.931.9227  
Email: [adrian@platadesign.com](mailto:adrian@platadesign.com)

**PUBLIC HEARING**

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

**UC-25-0870-GAUGHAN SOUTH. LLC:**

**USE PERMIT** for a recreational or entertainment facility not limited to indoor-only recreation.

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements.

**DESIGN REVIEW** for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone.

Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-29-510-003; 177-29-601-005; 177-29-701-046

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Las Vegas Boulevard South where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Pyle Avenue where required per Section 30.04.08C.
- c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on Frias Avenue where required per Section 30.04.08C.
- d. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Ensworth Street where required per Section 30.04.08C.

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 42.21 (recreational facility)/118.07 (overall)
- Project Type: Recreational or entertainment facility
- Parking Required/Provided: 5,684/5,742 overall

**Request & Site Plan**

The plan indicates a proposed outdoor recreational facility on a 42.21 acre portion of a 53.82 acre parcel, APN 177-29-701-046. Two other parcels, APNs 177-29-510-003 and 177-29-601-005, comprise the balance of the 118.07 acre South Point Resort Hotel property. The parcel on

which the outdoor recreational or entertainment facility is proposed is bounded by Pyle Avenue to the north, Frias Avenue to the south, Las Vegas Boulevard South to the east, and Ensworth Street to the west. The northwestern portion of the 53.82 acre parcel, which has an existing maintenance building and a storage building for the South Point Resort Hotel and Casino and the Las Vegas Metropolitan Police Department K-9 Operations Center, is excluded from the area designated for the recreational or entertainment facility. The southerly and easterly portions of the property north of the right-of-way for Frias Avenue and west of Las Vegas Boulevard South include existing powerline easements, which are not a portion of the proposed recreational facility. The plan indicates the site is surrounded by an existing 6 foot tall chain link fence. Existing chain-link gates are also indicated along Pyle Avenue and Frias Avenue. An existing 8 foot tall CMU wall is located along the portion of the site adjacent to the K-9 operations center. A new 8 foot high CMU wall is proposed where the site abuts the existing maintenance and storage buildings on the west side. A 6 foot tall trash enclosure with double gates is indicated along the south side of the proposed 8 foot CMU wall south of the warehouse. No permanent buildings are proposed.

A parking analysis has been provided which indicates that based on the proposed size of the recreational facility, 1,839 parking spaces are required. While no new on-site parking is proposed, the site is associated with and will be utilized by the South Point Resort Hotel for various events. The South Point Resort Hotel has 5,742 existing parking spaces which exceeds the required parking of 5,684 spaces for the proposed recreational facility in combination with the existing uses at the resort hotel.

#### Landscaping

Street landscaping is not proposed to be provided along any of the surrounding streets. The applicant estimated that the recreational facility has a combined 5,584 linear feet of street frontage along the surrounding streets. An estimated 186 trees are required based on large trees being spaced along the streets every 30 linear feet.

#### Elevations

Plans indicate a trash enclosure proposed to be surrounded by a 6 foot high decorative CMU wall. The enclosure features double gates constructed of tube steel. No buildings are proposed for the recreational facility.

#### Floor Plans

No buildings are proposed.

#### Applicant's Justification

The applicant states that they are currently utilizing space located south of the South Point Resort Hotel property at the southwest corner of Pyle Avenue and Las Vegas Boulevard South for recreational uses for various events. Most recently, Ninja Warriors operated on the site. A use permit is requested for a recreational facility on the property to continue to use the property for such events. The applicant states that the waiver to eliminate off-site improvements along Las Vegas Boulevard South, Pyle Avenue, Ensworth Street, and Frias Avenue is because the proposed recreational uses are temporary and do not warrant added permanent off-site improvements.

### Prior Land Use Requests

| Application Number      | Request   | Action          | Date           |
|-------------------------|---|-----------------|----------------|
| VS-23-0452              | Vacated and abandoned easements of interest to Clark County and right-of-way  | Approved by PC  | November 2023  |
| VS-23-0393              | Vacated and abandoned easements of interest to Clark County and right-of-way  | Approved by PC  | September 2023 |
| VS-21-0664              | Vacated and abandoned easements of interest to Clark County and right-of-way  | Approved by BCC | December 2021  |
| UC-21-0663              | Use permit for a public facility (K-9 operations center), waivers for parking lot landscaping, driveways, and off-site, and design review                             | Approved by BCC | December 2021  |
| ADR-19-900893           | Equestrian practice arena in conjunction with a resort hotel (South Point)  | Approved by ZA  | January 2020   |
| DR-19-0786              | Comprehensive sign package for a resort hotel (South Point)   | Approved by BCC | November 2019  |
| VS-17-1102              | Vacated and abandoned easements of interest to Clark County and right-of-way  | Approved by BCC | February 2018  |
| WS-17-1101              | Waived off-site improvements for a warehouse building, maintenance building, and guard tower in conjunction with a resort hotel (South Point)                         | Approved by BCC | February 2018  |
| UC-0070-16 (WC-0157-16) | Waived conditions of a use permit requiring full off-site improvements  | Approved by BCC | January 2017   |
| ADR-0279-16             | Exterior remodel and addition of freight elevator shaft in conjunction with a resort hotel (South Point)  | Approved by ZA  | April 2016     |
| UC-0070-16              | Expanded an existing recreational facility (equestrian staging) and deviations from development standards for modifications to an existing resort hotel (South Point) | Approved by BCC | March 2016     |
| VS-0559-15              | Vacated and abandoned easements of interest to Clark County and right-of-way  | Approved by PC  | October 2015   |
| VS-0236-13              | Vacated and abandoned right-of-way  | Approved by PC  | June 2013      |
| VS-1451-07              | Vacated and abandoned easements of interest to Clark County - expired   | Approved by PC  | January 2008   |
| VS-2122-04 (ET-0013-07) | First extension of time to vacate and abandon easements of interest to Clark County and right-of-way  | Approved by BCC | February 2007  |
| ZC-1724-05              | Reclassified 1.6 acres from R-E to H-1 zoning for future development  | Approved by BCC | December 2005  |
| ZC-1722-05              | Reclassified 1.5 acres from R-E to H-1 zoning for future development  | Approved by BCC | December 2005  |



### Prior Land Use Requests

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ZC-1085-05         | Reclassified 4.4 acres from R-E, C-1, and C-2 to H-1, use permits to expand Gaming Enterprise Overlay District, equestrian practice arena, and deviations, and design review for an equestrian practice arena and signage in conjunction with the South Point Resort | Approved by BCC | September 2005 |
| ZC-0021-05         | Reclassified 14.7 acres from C-1 and H-1 to H-1 zoning for future development in conjunction with the South Point Resort   | Approved by BCC | February 2005  |
| ZC-0020-05         | Reclassified 4.2 acres from C-1 and M-D to H-1 zoning for future development in conjunction with the South Point Resort  | Approved by BCC | February 2005  |
| UC-2123-04         | Use permits for an addition and deviations, waivers for streets and landscaping, and a design review for an addition to the South Point Resort   | Approved by BCC | January 2005   |
| VS-2122-04         | Vacated and abandoned easements of interest to Clark County and right-of-way   | Approved by PC  | January 2005   |
| ZC-0667-01         | Reclassified 183.5 acres from R-E to H-1 zoning  | Approved by BCC | July 2001      |

### Surrounding Land Use

|       | Planned Land Use Category   | Zoning District (Overlay) | Existing Land Use  |
|-------|---|---------------------------|--|
| North | Entertainment Mixed-Use   | CG, RM32, RM50, RM18 & CR | Off-premises sign, multi-family dwellings, & South Point Resort Hotel parking area           |
| South | Entertainment Mixed-Use   | CR                        | Timeshare (Grandview) (south of resort hotel) & undeveloped (south of recreational facility) |
| East  | Entertainment Mixed-Use   | CG & CR                   | Restaurants and undeveloped  |
| West  | Business Employment & Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS20                      | I-15, single-family residential & undeveloped  |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

#### Use Permit

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on

adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed outdoor recreational and entertainment facility for temporary events to be consistent with other uses and other existing temporary and seasonal events hosted throughout the Resort Corridor. The existing parking areas provided at the South Point Resort Hotel should also be sufficient to handle the influx of traffic to the site based on the provided parking analysis. Staff also finds the proposed uses will support Master Plan Policies 1.4.4 and 5.1.3, which support the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support this request, as the proposed outdoor recreation and entertainment areas should have no negative impact on the surrounding area and will support the continued tourism centric uses of the Resort Corridor.

#### Waivers of Development Standards

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

#### Design Review

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

New construction on the site is limited to a new 8 foot high CMU wall where the site abuts the existing maintenance and storage buildings on the west side of the site, and a 6 foot tall trash enclosure with double gates along the south side of the proposed wall. The proposed design is in conformance with Code requirements. Staff, however, does not support the proposal to not provide street landscaping for the site. The purpose of providing street landscaping is to provide necessary shading for nearby streets and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Therefore, staff cannot support the design review. If the application is approved, staff recommends 2 years to review the lack of street landscaping.

#### **Public Works – Development Review**

##### Waiver of Development Standards

Staff cannot support the request not to install full off-site improvements on Las Vegas Boulevard, Pyle Avenue, Frias Avenue and Ensworth Street. Las Vegas Boulevard is an arterial road and Pyle Avenue is a collector road which accommodates a high volume of traffic; especially when

entertainment or recreational events are taking place. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

#### **Staff Recommendation**

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

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

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

##### **Comprehensive Planning**

If approved:

- 2 years to review the street landscaping;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

##### **Fire Prevention Bureau**

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SOUTH 80, LLC

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

DRAFT



## Department of Comprehensive Planning Application Form

# 19A

ASSESSOR PARCEL #(s): 177-29-510-003

PROPERTY ADDRESS/ CROSS STREETS: south of Pyle Avenue and east of Ensworth Street

### DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for recreational facility.

### PROPERTY OWNER INFORMATION

NAME: Gaughan South, LLC

ADDRESS: 9777 Las Vegas Boulevard S

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE:

CELL

EMAIL:

### APPLICANT INFORMATION (must match online record)

NAME: South 80, LLC

ADDRESS: 9777 Las Vegas Boulevard S

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

### CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-792-7000

CELL

EMAIL:

\*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

☐ 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

FILED

TAB/CAC LOCATION

DATE

02/05/2024

December 23, 2025

**VIA EMAIL**

**REVISED**  
**12/30/2025 RR**  
**UC-25-0870**

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

**Re: Justification Letter for a Special Use Permit for a Recreational Facility Use at the South Point Hotel and Casino (APN's: 177-29-510-003, 177-29-601-005, 177-29-701-046)**

To Whom It May Concern:

Please be advised our office represents the owners of the South Point Hotel and Casino (the "Applicant") located on the southwest corner of Silverado Ranch Boulevard and S. Las Vegas Boulevard, more specifically described as Assessor's Parcel Numbers 177-29-510-003, 177-29-601-005, 177-29-701-046 ("Site").

**Use Permit:**

The Applicant is currently utilizing space located south of the hotel property at the southwest corner of Pyle Avenue and S Las Vegas Boulevard for recreational facility uses for various events. Most recently, Ninja Warriors has operated on the Site. We are now requesting a special use permit for a recreational facility on the property to continue the use of the property for such events. We kindly request your assistance in establishing this recreational facility use at the South Point Las Vegas.

The Applicant is not providing street landscaping along Las Vegas Boulevard, Pyle Avenue, Ensworth Street and Frias Avenue where required per section 30.04.01D.7. Due to the nature of the temporary recreational uses on the property, street landscaping would hinder operations and is not necessary for the requested use. An estimated 186 trees are requested to be eliminated along 5,584 linear feet of street frontages.

**Design Review:**

The Applicant is requesting a design review for the aforementioned use permit for the recreational facility. The recreational facility design will change with each vendor. The use will utilize temporary structures and buildings that will be removed after each event.



**Waivers of Development Standards:**

The Applicant is requesting a waiver to eliminate off-site improvements including curb, gutter, detached sidewalks, street lights, and partial paving along all four of the adjacent streets being Las Vegas Boulevard South, Pyle Avenue, Ensworth Street, and Frias Avenue where required per Section 30.04.08C. The proposed recreational uses on the property are temporary and do not warrant added permanent off-site improvements. We will comply with all minimal paving requirements.

Thank you for your consideration. Please let us know if you have any questions.

Sincerely,

Kaempfer Crowell

A handwritten signature in blue ink, appearing to read "Stephanie H. Gronauer". The signature is fluid and cursive, with the first name being the most prominent.

Stephanie H Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:**

**WAIVER OF CONDITIONS** of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-05-701-036

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2447 W. Badura Avenue
- Site Acreage: 5.0
- Project Type: Parking lot & outdoor storage
- Parking Provided: 492

**Request**

UC-24-0034 was approved by the Board of County Commissioners on April 17, 2024. This application included a use permit, design review, and waiver of development standards for a parking lot and outdoor storage. At that time the applicant explained that the parking lot and outdoor storage use will be utilized in the short term as plans for future light industrial uses are evaluated. Commissioner Naft added the condition for a 3 year review for the parking lot and outdoor storage use due to the use being temporary. Now the applicant is requesting to remove this condition due to the 5 year lease renewal requirements, end users are looking for assurance the parking lot will still be viable.

**History and Plans**

The approved plan showed 492 parking spaces, enclosed by an 8 foot high decorative wall consisting of a 6 foot split-face CMU wall with a 2 foot decorative curved steel railhead. The development will have 2 driveways off Arby Avenue along the south property line.

The approved landscape plan showed a 4 foot to 4.5 foot landscape area along the west and east property lines, with large trees planted every 30 feet, as well as islands every 8 or 12 parking spaces with a small tree in each island. Within the parking lot area there are 8 separate rows of parking stalls with 8 landscape islands.

Along the south property line adjacent to Arby Avenue, there is a detached sidewalk with a 15 foot to 20 foot landscape strip with large trees planted every 30 feet.

The landscaping along the northern property line meets Code, as the waiver of development standards related to the buffer requirement was withdrawn.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0034:

##### Comprehensive Planning

- 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

##### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

#### Applicant's Justification

UC-24-0034 was approved for parking lot and outside storage by the Board of County Commissioners on April 17, 2024 with a condition for 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage. The site is paved, striped and nearly complete. The applicant requests to waive this condition indicating the number of events occurring around the resort corridor continues to grow, which increases the need for overflow parking.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date       |
|--------------------|---|-----------------|------------|
| VS-24-0035         | Vacation and abandonment of patent easements  | Approved by BCC | April 2024 |
| UC-24-0034         | Use permit, waiver of development standard, and design review for parking lot and outside storage   | Approved by BCC | April 2024 |
| UC-1055-08         | Resort hotel with use permit, design review and deviations for reduced on-site parking and loading spaces, encroachment into airspace, and accessory structures - expired | Approved by BCC | March 2009 |

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use        |
|--------------|---------------------------|---------------------------|--------------------------|
| North        | Entertainment Mixed-Use   | CR                        | I 215                    |
| South & East | Entertainment Mixed-Use   | CR                        | Undeveloped              |
| West         | Entertainment Mixed-Use   | IP                        | Equipment rental & I 215 |

**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 parking lot and outside storage were intended as interim uses while the potential of a permanent use was evaluated. Staff does not have an issue with the use of the site as a parking lot and outside storage, but staff is concerned with the heat island that is established with the vast amount of paving without adequate shade. Staff could support the permanent use of the parking lot if the required number of parking lot trees are provided within the site. However, with no change to the approved plans, staff does not support the request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** STRIP REAL ESTATE THREE, LLC

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 20A

APPLICATION NUMBER(s): WC-25-400137

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

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

Date: 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 10/21/2025 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: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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



## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### MOAPA

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

### SANDY VALLEY

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

### ENTERPRISE

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

### MOAPA VALLEY

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

### SEARCHLIGHT

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

### GOODSPRINGS

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

### MOUNTAIN SPRINGS

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

### SPRING VALLEY

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

### INDIAN SPRINGS

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

### MT. CHARLESTON

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

### SUNRISE MANOR

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

### LAUGHLIN

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

### PARADISE

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

### WHITNEY

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

### LONE MOUNTAIN

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

### RED ROCK

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

### WINCHESTER

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

### LOWER KYLE CANYON

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101921

ASSESSOR PARCEL #(s): 177-05-701-038

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas and Arby

### DETAILED SUMMARY PROJECT DESCRIPTION

**Wavier of condition to an approved use permit for a parking lot (UC-24-0034)**

### PROPERTY OWNER INFORMATION

NAME: Strip Real Estate Three, LLC

ADDRESS: P O Box 93477

CITY: Las Vegas

STATE: NV ZIP CODE: 89193

TELEPHONE: n/a

CELL n/a

### APPLICANT INFORMATION (information must match online application)

NAME: Strip Real Estate Three, LLC

ADDRESS: P O Box 93477

CITY: Las Vegas

STATE: NV ZIP CODE: 89193

TELEPHONE: n/a

CELL n/a

ACCELA REFERENCE CONTACT ID # n/a

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

NAME: Kaempfer Crowell -- Anthony J. Celeste

ADDRESS: 1980 Festival Plaza Dr. Suite 850

CITY: Las Vegas

STATE: Nevada ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

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

06/24/2025

November 25, 2025

**VIA EMAIL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

**Re: Justification Letter – Waiver of Condition for UC-24-0034  
APN: 177-05-701-036 (Arby Avenue/Windy Street)**

To Whom It May Concern:

Please be advised this Firm represents the Applicant in the above-referenced matter. By way of background, on April 17, 2024, the Clark County Board of County Commissioners approved UC-24-0034 allowing for the development of a parking lot and outside storage on property located on the north side of Arby Avenue and approximately 300-feet east of Windy Street. The property is more particularly described as APN: 177-05-701-036 (the “Site”). One of the conditions of approval requires “3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage” from the date of approval of April 17, 2024. The Applicant is requesting to modify the condition, and, therefore, a request to waive the condition.

The Site is paved, striped, and nearly completed. The Applicant has been actively marketing the Site as overflow parking for special events and other parking end users. With less than 18-months away to the required review, or until April 17, 2027, and a minimum of a 5-year land lease requirement with renewal periods, the end users are requesting additional assurances the Site’s entitlements for a parking lot and outside storage will remain through the life of the lease. Therefore, the Applicant is requesting to remove the 3-year review requirement. The waiver of condition is appropriate for the following reasons:

- The number of special events occurring within and near the Resort Corridor continues to grow.
- There is an increase in demand for parking of fleet vehicles, especially autonomous vehicles.
- The first nearly two years within the review period as been spent and development and construction of the Site.

Therefore, the waiver of condition to remove the time limit is appropriate.

Page 2

We thank you in advance for your time and consideration of this project. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400140 (NZC-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:**

**WAIVER OF CONDITIONS** of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-19-218-001 through 176-19-218-043

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.90
- Project Type: Single-family residential development
- Number of Lots: 43 (residential)/2 (common elements)
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,323/5,301
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,150 to 2,300
- Open Space Required/Provided: 8,600/650

**History & Request**

The subject property was approved for RUD (Residential Urban Density) zoning (now RS2) via NZC-22-0028 for a single-family residential subdivision by the Board of County Commissioners in April 2022. The application included a waiver to reduce the required open space to 650 square feet where 8,600 square feet was required. The Planning Commission and Board of County Commissioners were concerned that a reduction in open space would limit outdoor activities for the residents of the subject community. The developer of this project was also the developer of

the project to the north and east and the applicant's representative proposed sharing the open space and clubhouse for that project with the subject development. As a result, a condition of NZC-22-0028 was added which states "No certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north)." This is a request to waive that condition.

#### Site Plans

The approved plans depicted a single-family residential development consisting of 43 lots with a density of 8.8 dwelling units per acre. The site has frontage along Oleta Avenue on the south side of the site and Conquistador Street along the east side. The development has 7 lots taking access from Oleta Avenue and 8 lots from Conquistador Street. The remaining 28 lots take access from 2 public streets which will intersect with Oleta Avenue and terminate in cul-de-sacs. The public streets within the development are 48 feet wide with 5 foot wide sidewalks on each side of the streets. The development has 2 common element lots that are located at the northern end of the cul-de-sacs within the development. These common elements are a total of 650 square feet and will be used for drainage and utility easements.

#### Landscaping

A landscape plan was not submitted for the approved development. The development was designed in a way that did not require any additional landscaping along the streets per the development code in effect at that time, and landscaping was not required along the boundaries of the adjacent developments. The future homeowners will be responsible for providing and maintaining landscaping within their properties.

#### Elevations

The approved plans depicted 3 home models that are all 2 stories with a maximum building height of approximately 26 feet. All of the homes have pitched roofs with concrete tile roofing materials. The exterior of the homes will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, various window treatments, and architectural enhancements.

#### Floor Plans

The approved plans depict homes ranging between 2,150 square feet to 2,300 square feet in area. Each home will have 3 to 4 bedrooms and a 2 car garage.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-22-0028:

#### Current Planning

- Resolution of Intent to complete in 4 years;
- Pedestrian access to be provided through the cul-de-sacs to the adjacent project to the north;
- No short-term rentals;
- Provide notice to County 90 days prior to intent to change business model or sell project;
- Administrative review to be submitted to the Department of Comprehensive Planning that details lease terms, average number of units leased, and specific contact for neighbor complaints 1 year after the first unit is rented or within 2 years whichever comes first;



- No certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north);
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oleta Avenue and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### 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 #0302-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant indicates that the clubhouse is currently under construction and the expected completion for the facility is in May of 2026. The applicant also states that the first 15 homes within the subject development will be complete around May of 2026. In light of the expected close completion dates of the homes and the clubhouse the applicant is requesting the condition be waived to permit the issuance of the certificates of occupancy or the first 15 homes prior to the completion of the clubhouse, which would allow the future homeowners to be able to move into the homes sooner.

### Prior Land Use Requests

| Application Number             | Request  | Action          | Date          |
|--------------------------------|--|-----------------|---------------|
| WC-24-400060<br>(NZC-22-0028)  | Waive condition that no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) - expired | Held at BCC     | February 2025 |
| ADET-24-900184<br>(VS-22-0029) | Extension of time to vacate the patent easement  | Approved by PW  | April 2024    |
| NZC-22-0028                    | Reclassified the subject property from H2 and R-E to RUD zoning, with waivers for reduced setbacks and open space, and design reviews for a single-family residential development and finished grade                         | Approved by BCC | April 2022    |
| VS-22-0029                     | Vacated and abandoned patent easements   | Approved by BCC | April 2022    |
| TM-22-500016                   | 43 lot single-family residential development   | Approved by BCC | April 2022    |

### Surrounding Land Use

|       | Planned Land Use Category  | Zoning District (Overlay) | Existing Land Use         |
|-------|--|---------------------------|---------------------------|
| North | Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS3.3 & RS20              | Single-family residential |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS3.3                     | Single-family residential |
| West  | Public Use   | RS3.3                     | Single-family residential |

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

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

The intent of the imposed condition was to mitigate the reduced open space within the subject development and provide an area where the residents could participate in outdoor activities. This condition was intended to link the 2 developments together to meet the open space requirement for the single-family residential subdivision with the clubhouse in the neighboring subdivision to

the north and west of the subject site. The condition of approval was explicit requiring issuance of the Certificate of Occupancy for the clubhouse prior to certificates of occupancy being issued for any structures within the boundaries of the project site, including single-family residences to ensure that the residence of the subject development would have an open space amenity that they could utilize when they moved into their homes. The clubhouse and first 15 homes within the subject development are currently under construction and based on indications by the applicant will be completed in the spring. This condition was specifically imposed by the Board due to concerns about the reduced open space within the subject development and the negative impacts it could have on future residents. Staff finds the applicant has not provided compelling justification for this request. Additionally, staff cannot support waiving a condition imposed by the Board during the public hearing process intended to mitigate negative impacts of the project on future residents; therefore, recommends denial.

#### **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:**

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

If approved:

- No comment.

##### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0019-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

**APPLICANT:** AMH LANDCO BLUE VISTA SOUTH, LLC

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



# Comprehensive Planning Application Form

# 21A

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 176-19-218-001 through 043

PROPERTY ADDRESS/ CROSS STREETS: Northwest corner of West Oleta Avenue and South Conquistador Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions [NZC-22-0028]

## PROPERTY OWNER INFORMATION

NAME: AMH NV10 Development LLC

ADDRESS: 701 S. Carson Street, STE. 200

CITY: Carson City STATE: NV ZIP CODE: 89701

TELEPHONE: N/A CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: AMH NV10 Development LLC

ADDRESS: 701 S. Carson Street, STE. 200

CITY: Carson City STATE: NV ZIP CODE: 89701

TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Lexa Green - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, STE. 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7031 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.

James R. Bruner  
Property Owner (Signature)\*

James R. Bruner  
Property Owner (Print)

12-9-2025  
Date

November 17, 2025

**VIA ELECTRONIC SERVICE**

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

***Re: Justification Letter – Waiver of Conditions  
APNs: 176-19-218-001 through -043***

To Whom It May Concern:

Please be advised our office represents AMH Development, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 4.86 acres located on the northeast corner of West Oleta Avenue and South Conquistador Street, bearing Clark County Assessor’s Parcel Numbers 176-19-218-001 through -043 (the “Property”). The Applicant is proposing a waiver of conditions included in application NZC-22-0028.

By way of background, in April of 2022, the Clark County Board of County Commissioners approved application NZC-22-0028 for a nonconforming zone change from R-E to RUD. The approved zone change and design review allowed for a 43-lot, single-family development with a density of 8.8 dwelling units per acre. Along with the zone change, waivers of development standards, a tentative map, and a vacation were also approved. (See Applications NZC-22-0028, VS-22-0029 and TM-500016).

Included as a condition of approval is a requirement that, “No certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north).” However, the Applicant seeks a waiver of this condition to allow for the simultaneous construction of the clubhouse on APN: 176-19-216-110 and the approved 43-lot development. The clubhouse is apart of the existing AMH development adjacent to the Property, and both developments share the same ownership. Connectivity designs have been incorporated in both developments to ensure that all residents have access to the open space, pool, and clubhouse.

The clubhouse, located on APN: 176-19-216-110 is currently under construction, with an expected completion date set for May of 2026. Additionally, the approved 43-lot development is also under construction, with the first 15 homes projected to be completed around May of 2026. In light of this timeline, the Applicant is requesting a waiver for the

aforementioned condition, which would permit the issuance of certificates of occupancy for these 15 residential lots prior to the issuance of the clubhouse's certificate of occupancy.

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

Sincerely,  
KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Lexa D. Green', with a stylized, cursive script.

Lexa D. Green



PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-25-0866-PN II, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.

**DESIGN REVIEW** for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-07-601-004; 177-07-602-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback to 9 feet where 20 feet is required from a private street per Section 30.02.04 (a 55% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.45
- Project Type: Single-family residential development
- Number of Lots/Units: 24
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 21,097/25,112 (gross)/18,035/21,191 (net)
- Number of Stories: 1 & 2 (single-family residences)/1 (detached RV garage)
- Building Height (feet): 20.5 to 30.5 (single-story)/30.5 (2 story)/21 (detached RV garage)
- Square Feet: 3,488 to 4,266 (single-story)/4,807 to 4,938 (2-story)/1,000 (detached RV garage)/247 to 253 (attached accessory living quarters)

**History & Request**

WS-25-0039 was approved by the Board of County Commissioners (BCC) in March 2025 for waivers of development standards to reduce setbacks, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a design review for a 24 lot single-family residential development. TM-25-500007, a companion

item with that request, was also approved by the BCC. This request is for a waiver of development standards to reduce the front yard setback for several model residences, in addition to introducing new single-family residential models to the previously approved development. No changes or modifications to the previously approved site plan or landscape are proposed with this request.

#### Site Plan

The previously approved site plan depicts a proposed single-family residential development consisting of 24 lots on 12.45 acres with a density of 1.92 dwelling units per acre. The subdivision is bisected by Schirlls Street. There are 12 lots located west of Schirlls Street, and 11 lots are located east of Schirlls Street. The entire project will be developed to the RS20 standards per Title 30.

Previously approved west portion of development (Lots 1 through 12): On the north portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Schirlls Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Schirlls Street.

Previously approved east portion of development (Lots 13 through 24): On the northeast portion of the development, Lots 13 through 24 face internally toward a private street which is accessed from Eldorado Lane to the north.

The applicant is requesting a waiver of development standards to reduce the front setback to 9 feet where 20 feet is required per Title 30 and was previously approved.

#### Landscaping

The previously approved landscape plan depicts landscaping to be planted behind the perimeter screen walls for the following lots:

- Lots 1, 2, 13, 14, 15, and 24 along Eldorado Lane.
- Lots 23 and 24 along Hinson Street.
- Lots 1, 4, 5, 12, 15, 16, 17, and 18 along Schirlls Street.
- Lots 9, 10, 11, 12, 18, and 19 along Maulding Avenue.
- Lots 8 and 9 along Arville Street.

The landscape plan depicts large trees planted every 30 feet on center behind perimeter walls along Eldorado Lane, Schirlls Street, Hinson Street, Maulding Avenue, and Arville Street.

#### Elevations

The plans depict 1 to 2 story model homes with heights measuring from 20.5 feet to 30.5 feet, respectively. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, multiple offset front facades, stone veneer, scored stucco lines and window perimeter stucco wraps. The detached RV garage measures up to 21 feet in height and is designed with a pitched, concrete tile roof. The exterior of the RV garage includes recessed windows (side elevations), a stucco exterior, and stone veneer (front elevation).

### Floor Plans

The proposed single story floor plans measure between 3,488 square feet to 4,266 square feet and consist of multiple bedrooms, game room, den, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The single story models also feature attached accessory living quarters, measuring between 247 square feet to 253 square feet in area. The models also feature a covered patio. The accessory living quarters are connected to the primary structure via a decorative wall/entryway and are considered part of the primary structure.

The proposed 2 story floor plans measure between 4,807 square feet to 4,938 square feet multiple bedrooms, game room, den, kitchen, foyer area, laundry room gathering room, owner's suite, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The models also feature a covered patio.

The single story, detached RV garage measures 1,000 square feet in area and consists of an open floor plan.

### Applicant's Justification

The proposed single-family residential models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. The new residential models consist of 5 different floor plans with 3 different elevations per plan.

### Prior Land Use Requests

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| WS-25-0039         | A waiver of development standards to reduce setbacks, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a design review for a single-family residential development | Approved by BCC | March 2025   |
| TM-25-500007       | Tentative map for 24 single-family residential lots  | Approved by BCC | March 2025   |
| ZC-1026-05         | Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning  | Approved by BCC | October 2005 |

### Surrounding Land Use

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

### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waiver of Development Standards

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

Staff finds the request to reduce the front yard setback a self-imposed hardship. The proposed single-family residences already receive the benefit of a 20-foot front setback since the homes are adjacent to private streets. Several of the models take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The 2 model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. Therefore, staff recommends denial.

#### Design Review

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

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

#### **Department of Aviation**

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

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

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- 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.

- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0143-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 22A

APPLICATION NUMBER(s): WS-25-0866

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

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

Date 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: \_\_\_\_\_ 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: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### BUNKERVILLE

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

### ENTERPRISE

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

### GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 808-8660  
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 Nikovics-Lelva, 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 Roltman       | (702) 455-3113* | Michael Naft          | A        |
| Nelson Stone          | (702) 455-3113* | Marlyn K. Kirkpatrick | B        |
| Donnie Gibson         | (702) 455-3113* | April Becker          | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II    | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom        | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones          | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson          | G        |

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101724

ASSESSOR PARCEL #(s): 177-07-601-004 & 177-07-602-004

PROPERTY ADDRESS/ CROSS STREETS: Schirlis St. / Maulding Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review to incorporate additional floor plans and elevations, including single-story options.  
Waiver of Development Standards to clarify the previously approved setback waivers.

## PROPERTY OWNER INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.843.2818

CELL 702.308.1708

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.843.2818

CELL 702.308.1708

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: GCW, Inc.

ADDRESS: 1555 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702.804.2183

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Brian Anderson  
Property Owner (Signature)\*

Brian Anderson  
Property Owner (Print)

11/12/25

Date

764-A292-001 & 764-A293-001

December 9, 2025

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

**RE:   *Department of Aviation Sales Unit 1A & 1B – Schirlls and Maulding  
APN: 177-07-601-004 & 177-07-602-004; Approximately 12.45 Gross Acres  
Request for Design Review / Waiver of Development Standards***

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

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Eldorado Lane, north of Maulding Avenue, west of Hinson Street, east of Arville Street, and is bisected by Schirlls Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Design Review:**

The proposed site will consist of 24 single-family residential lots on 12.45 gross acres for a density of 1.92 dwelling units per gross acre. The site landscaping was previously approved, see WS 25-0039; there are no required or proposed landscape changes to the previously approved street landscaping plan. The site will offer 5 different plans, 1 and 2 story, with 3 different elevations per plan; all models will offer an optional detached RV garage.

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

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

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

**Elevations Offered:**

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

- **Elevation B – Transitional Prairie**
  - 2<sup>nd</sup> floor deep window recesses, varying from 18" to 24".
  - Multiple offset front facades, hip roof masses, and stone veneer.
  - Windows have perimeter grids and prairie style stucco wraps.
- **Elevation C – Contemporary**
  - 2<sup>nd</sup> floor deep window recesses, varying from 6" to 24".
  - Multiple offset front facades and roof masses, including hip & shed.
  - Stone veneer on 1<sup>st</sup> floor front facades.

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

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

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

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

**Elevations offered:**

- **Elevation A – Modern**
  - Garage door & window recesses, varying from 12" to 24".
  - Multiple offset front facades and roof masses, including hip & mono-slope.
  - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
  - Garage door & window recesses, varying from 6" to 12".
  - Multiple offset front facades, hip roof masses, and stone veneer.
  - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
  - Garage door & window recesses, varying from 6" to 18".
  - Multiple offset front facades and roof masses, including hip & flat parapet walls.
  - Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades.

**Waivers:**

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

Standard: Accessory Buildings Front 20' setback.

Requested Waiver: Optional Suite 2. Reduce the front setback to 9.5 feet where 20 feet is allowed for lots fronting a private street per Section 30.02.025D.3.ii (b).

Justification: Models 7034-1 and 7034-2 have accessory structures not attached to the main residence separated by a courtyard. We would request to treat these

with the same setback as forward living. Courtyard wall heights to be 32"  
CMU high stucco & painted walls.

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

Cordially,



Wesley T. Petty, PE  
Senior Vice President



02/04/26 BCC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-25-0867-PN II, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.

**DESIGN REVIEW** for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-07-502-005; 177-07-502-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback to 10 feet where 20 feet is required from a private street per Section 30.02.04 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential development
- Number of Lots: 28
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,880/24,839 (gross)/16,836/23,896 (net)
- Number of Stories: 1 & 2 (single-family residences)/1 (detached RV garage)
- Building Height (feet): 20.5 to 30.5 (single-story)/30.5 (2 story)/21 (detached RV garage)
- Square Feet: 3,488 to 4,266 (single-story)/4,807 to 4,938 (2-story)/1,000 (detached RV garage)/247 to 253 (attached accessory living quarters)

**History and Request**

WS-24-0770 was approved by the Board of County Commissioners (BCC) in March 2025 for waivers of development standards to reduce setbacks, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a design review for a 28 lot single-family residential development. TM-24-500168, a companion

item with that request, was also approved by the BCC. This request is for a waiver of development standards to reduce the front yard setback for several model residences, in addition to introducing new single-family residential models to the previously approved development. No changes or modifications to the previously approved site plan or landscape are proposed with this request.

#### Site Plan

The previously approved site plan depicts a proposed single-family residential development consisting of 28 lots on 14.39 acres with a density of 1.95 dwelling units per acre. The subdivision is bisected by Hinson Street. There are 12 lots located west of Hinson Street, and 16 lots are located east of Hinson Street.

Previously approved west portion of the development (Lots 1 through 12): On the northwest portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Hinson Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Hinson Street.

Previously approved east portion of development (Lots 13 through 28): On the northeast portion of the development, Lots 13 through 20 face internally toward a private street which is accessed from Schuster Street to the east. Access to the remaining lots (Lots 21 through 28) are from a private street which is also accessed from Schuster Street.

The applicant is requesting a waiver of development standards to reduce the front setback to 10 feet where 20 feet is required from private streets for several models. The first model, a single story residence, exceeds the allowable front setback reduction of 12 feet for up to 50% of the primary structure width by 3.25 feet. The second and third models, also single story residences, exceed the allowable front setback reduction of 12 feet for up to 50% of the primary structure width by 7.50 feet.

#### Landscaping

The previously approved landscape plan depicts a 10 foot wide landscape area along Warm Springs Road to the north. Furthermore, the plan also shows landscaping to be planted behind the perimeter screen walls for the following lots:

- Lots 4, 5, 12, 16, 17, 24, and 25 along Hinson Street
- Lots 9, 10, 12, 22, 25, 26, 27, and 28 along Mardon Avenue
- Lots 13, 20, 21, and 28 along Schuster Street

The plan depicts large trees planted every 30 feet on center along Warm Springs Road, Mardon Avenue, Hinson Street, and Schuster Street.

#### Elevations

The plans depict 1 to 2 story model homes with heights measuring up to 20.5 feet to 30.5 feet, respectively. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, multiple offset front facades, stone veneer, scored stucco lines and window perimeter stucco wraps. The detached RV garage measures up to 21 feet in height and is designed with a pitched,

concrete tile roof. The exterior of the RV garage includes recessed windows (side elevations), a stucco exterior, and stone veneer (front elevation).

#### Floor Plans

The proposed single story floor plans measure between 3,488 square feet to 4,266 square feet and consist of multiple bedrooms, game room, den, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The single-story models also feature attached accessory living quarters, measuring between 247 square feet to 252 square feet in area. The models also feature a covered patio. The accessory living quarters are connected to the primary structure via a decorative wall/entryway and are considered part of the primary structure.

The proposed 2 story floor plans measure between 4,807 square feet to 4,938 square feet multiple bedrooms, game room, den, kitchen, foyer area, laundry room gathering room, owner's suite, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The models also feature a covered patio.

The single-story, detached RV garage measures 1,000 square feet in area and consists of an open floor plan.

#### Applicant's Justification

The proposed single-family residential models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. The new residential models consist of 5 different floor plans with 3 different elevations per plan.

#### Prior Land Use Requests

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| WS-24-0770         | Waiver of development standards and design review for a single-family residential development | Approved by BCC | March 2025   |
| TM-24-500168       | Tentative map for a 28 lot single-family residential subdivision                              | Approved by BCC | March 2025   |
| ZC-1026-05         | Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning                                     | Approved by BCC | October 2005 |

#### Surrounding Land Use

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

#### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waiver of Development Standards

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

Staff finds the request to reduce the front yard setback a self-imposed burden. The proposed single-family residences already receive a benefit of a 20 foot front setback since the homes are adjacent to private streets. Several of the models take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The 3 model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. Therefore, staff recommends denial.

#### Design Review

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

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

#### **Department of Aviation**

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

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

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- 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.

- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0142-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: P N II, INC**

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



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0867

23A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 01/14/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TAB/CACInformation>

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. 02/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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



## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**Department of Comprehensive Planning**

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101724

ASSESSOR PARCEL #(s): 177-07-502-005 and 006

PROPERTY ADDRESS/ CROSS STREETS: Hinson and Warm Springs

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review to incorporate additional floor plans and elevations, including single-story options.  
Waiver of Development Standards to clarify the previously approved setback waivers.

## PROPERTY OWNER INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.843.2818

CELL 702.308.1708

## APPLICANT INFORMATION (information must match online application)

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.843.2818

CELL 702.308.1708

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: GCW, Inc.

ADDRESS: 1555 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702.804.2183

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

B. Anderson  
Property Owner (Signature)\*

Brenn Anderson  
Property Owner (Print)

11/12/25

Date

764-A290-001

December 10, 2025

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

**RE: *Hinson and Warm Springs | APNs: 177-07-502-005 and -006  
Request for Design Review / Waiver of Development Standards***

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

**Project Description:**

The project is located south of Warm Springs Road, north of Mardon Avenue, west of Schuster Street, and is bisected by Hinson Street. We are requesting a Design Review to incorporate additional floor plans and elevations, including single-story options. Additionally, we are requesting a Waiver of Development Standards to clarify the previously approved setback waivers.

**Design Review:**

The proposed site will consist of 28 single-family residential lots on 14.23 gross acres for a density of 1.97 dwelling units per gross acre. There will be landscaping that will comply with the prior waiver for this parcel. The site will offer 5 different plans with 3 different elevations per plan. All plans will comply with residential standard 30.04.05.:

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

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

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

**Elevations Offered:**

- **Elevation A – Modern**
  - 2<sup>nd</sup> floor deep window recesses, varying from 10" to 18".
  - Multiple offset front facades and roof masses, including hip, mono-slope, & shed.
  - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
  - 2<sup>nd</sup> floor deep window recesses, varying from 18" to 24".
  - Multiple offset front facades, hip roof masses, and stone veneer.
  - Windows have perimeter grids and prairie style stucco wraps.



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

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

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

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

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

**Elevations offered:**

- **Elevation A – Modern**
  - Garage door & window recesses, varying from 12" to 24".
  - Multiple offset front facades and roof masses, including hip & mono-slope.
  - Scored stucco lines and window perimeter stucco wraps (where applicable).
- **Elevation B – Transitional Prairie**
  - Garage door & window recesses, varying from 6" to 12".
  - Multiple offset front facades, hip roof masses, and stone veneer.
  - Windows have perimeter grids and prairie stucco wraps.
- **Elevation C – Contemporary**
  - Garage door & window recesses, varying from 6" to 18".
  - Multiple offset front facades and roof masses, including hip & flat parapet walls.

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

There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schriells Street. Minimum Lot Size is 20,880 sq ft (gross)/16,836 (Net) and Maximum Lot Size is 24,839 sq ft (gross)/23,896 sq ft (Net).

**Waivers:**

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

Standard: 20' Front Setback for livable front and side garages.

Requested Waiver: Reduce the front setback to 10' for livable front areas and side garages.

Justification: Per ordinance 25-900774, front setback for garage to be 20' from back of curb. Requested to also add 10' livable front areas and side garages to be 10' from the back of curb on model 7040-1. This model exceeds the 50% livable space requirement for this setback by 3.25'. All other models conform to the code of a 50% of livable space up to 8' from back of curb.



**2. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard: 20' Front Setback for either attached or detached accessory structures

Requested Waiver: Reduce the front setback to 10' for accessory living structures

Justification: The reduced front setback is applicable in multiple ways on both models 7034-1 and 7034-2:

Attached Living Quarters: Optional suite 4 is attached to the main unit but will be treated as an accessory structure. Due to this, the waiver will be needed since this structure will not be accepted as 50% of the building's livable width.

Attached Garage: If the standard 1 car side loaded garage is taken, it is needed as there is no accessibility to access the main residence. If the optional bedroom 4 is taken, it is not needed as this provides additional access to the primary living quarters.

Detached Living Quarters: If optional suite 2 is taken, the reduced setback is also needed. It is no closer to the roadway than the side garage or optional bedroom 4. The courtyard walls separating the optional suite 2 will be a 32" cmu stucco painted wall with wrought iron gate.

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

Cordially,



Wesley T. Petty, PE  
Senior Vice President





02/04/26 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-25-0844-PFC SEVEN, LLC:**

**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-701-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CP (Commercial Professional) Zone. There is a related land use application for a proposed 2 story office building on the subject parcel. The CP zoning request is conforming to the Business Employment (BE) category of the Land Use Plan. According to the applicant, since this project will be one of the first developments on the east side of Arville Street, it will provide a visually appealing environment for future development in the area.

**Surrounding Land Use**

|                     | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b> |
|---------------------|----------------------------------|----------------------------------|--------------------------|
| North, East, & West | Business Employment              | RS20 (AE-60)                     | Undeveloped              |
| South               | Business Employment              | RS20                             | Undeveloped              |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| DR-25-0846         | A design review for an office building is a companion item on this agenda.                         |
| VS-25-0845         | A vacation and abandonment of patent easements on the property is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The adjacent and abutting properties in the area will not be adversely impacted by the CP zoning request. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CP zoning appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2026 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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 24A

APPLICATION NUMBER(s): ZC-25-0844

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

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

Date 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

### BUNKERVILLE

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

### MOAPA

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

### SANDY VALLEY

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

### ENTERPRISE

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

### MOAPA VALLEY

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

### SEARCHLIGHT

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

### GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8660  
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Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### SUNRISE MANOR

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

### LAUGHLIN

Tammy Harris, Secretary  
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Regional Government Center  
101 Civic Way, Laughlin

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

### WHITNEY

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

### LONE MOUNTAIN

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

### RED ROCK

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

### WINCHESTER

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

### LOWER KYLE CANYON

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101305

ASSESSOR PARCEL #(s): 177-19-701-018

PROPERTY ADDRESS/ CROSS STREETS: ARVILLE STREET & RICHMAR AVENUE

## DETAILED SUMMARY PROJECT DESCRIPTION

Commercial development to include a multi-story office.

ZONE CHANGE FOR C-P DESIGNATION  
DESIGN REVIEW FOR OFFICE BUILDING

Vacation - 33' Patent Easements

## PROPERTY OWNER INFORMATION

NAME: PFC SEVEN LLC

ADDRESS: 2980 E. SUNSET ROAD, SUITE 125

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: (702) 647-1126

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

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

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

\*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)\*

Stephen Jeffrey Krystek  
Property Owner (Print)

10/3/2025  
Date



November 12, 2025

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**Arville & Richmar – Zoning**  
**APN # 177-19-701-018**

Justification Letter

To whom it may concern,

This project is for a new office building currently within a new development district that is located on a Master Plan (Business Employment) and CP (Commercial Professional) would be a conforming zone district. The building provides an appealing architectural aesthetic with the use of stucco, metal panel system, glass, and metal awnings.

The building conforms with the following building setbacks:

Front: Required 15'-0" | Provided 214'-0"  
Interior Side: Required 0'-0" | Provided 14'-7"  
Street Side: Required 10'-0" | Provided 24'-5"  
Rear: Required 0'-0" | Provided 7'-0"

The building height is 34'-0", that is less than the 35'-0" allowed.

The overall development parking layout has been designed to provide full fire access and 47 stalls with 2 being ADA compliant, providing 47 spaces where 45 are required. 4 bicycle stalls are also provided that are located near the garage door entrances that meet the required quantity. We have also provided a trash enclosure with a trellis and is to match the color pallet of the main building.

The Landscape at this location is exceeding the requirement for the space provided, as we have proposed 20 Large Sized Box Trees where only 18 are required. Along with this we have also provided water-efficient shrubs around the parcel to provide a natural experience for the public.

The building articulation complies with code Section 30.04.05(G)(2) as we have provided various material changes on the North, West, South, and Eastern facades of the building. The material changes include Alpolic Metal Panel, and an E.I.F.S. Stucco finish. Each façade has this material change within the 50'-0" minimum regulation of the next material change. Overall, the materials provided present an aesthetically pleasing view of the surrounding area and greatly enhance the building presentation.

The overall design proposed conforms to the Sustainability requirements as 7.5 total points have been provided, of which 7 are required for this Nonresidential project. The following 7.5 sustainable points are being provided through the following criteria outlined in code section, "30.04.05 J Sustainability options". (Please see attached Sustainability Checklist).

The overhead door facing Richmar does not have screening as we are using it as our loading zone, so we do not want to obstruct access to the overhead door. We have a tree placed on each side of the door to provide some screening. Please note that the distance from the overhead door and Richmar Ave. is over 200 feet, which is less visible.

Overall, the proposed office building provides an aesthetically pleasing building in this area that will enhance the existing area. The design provided complies with Title 30 standards while still providing a visually appealing building.

This Design Review is a companion to the Zone Change request related to this application.

Let me know if you have any further questions.

Thank you,



Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0845-PFC SEVEN, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-19-701-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

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

The applicant is requesting to vacate and abandon easements on the subject parcel that are no longer necessary for the development of the site.

**Surrounding Land Use**

|                     | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|---------------------------|---------------------------|-------------------|
| North, East, & West | Business Employment       | RS20 (AE-60)              | Undeveloped       |
| South               | Business Employment       | RS20                      | Undeveloped       |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-25-0844         | A zone change from RS20 to CP is a companion item on this agenda.          |
| DR-25-0846         | A design review for an office building is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

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

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



**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** 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

# 25A

APPLICATION NUMBER(s): VS-25-0845

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

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

Date 1/14/2026

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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### INDIAN SPRINGS

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Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

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

### SUNRISE MANOR

Jill Nikovics-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 Roltman       | (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 Klarski        | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

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

Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101305

ASSESSOR PARCEL #(s): 177-19-701-018

PROPERTY ADDRESS/ CROSS STREETS: ARVILLE STREET & RICHMAR AVENUE

## DETAILED SUMMARY PROJECT DESCRIPTION

Commercial development to include a multi-story office.

ZONE CHANGE FOR C-P DESIGNATION  
DESIGN REVIEW FOR OFFICE BUILDING

Vacation - 33' Patent Easements

## PROPERTY OWNER INFORMATION

NAME: PFC SEVEN LLC

ADDRESS: 2960 E. SUNSET ROAD, SUITE 125

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

TELEPHONE: (702) 847-1128 CELL \_\_\_\_\_

## APPLICANT INFORMATION (Information must match online application)

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737 CELL (702) 523-0531 ACCELA REFERENCE CONTACT ID # 254242

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

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737 CELL (702) 523-0531 ACCELA REFERENCE CONTACT ID # 254242

\*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)\*

Stephen Jeffrey Krystek  
Property Owner (Print)

10/3/2025  
Date



November 10, 2025

**Project Name:** APR-25-101305, Arville & Richmar

**Assessor's Parcels:** 177-19-701-018

Please see our VACATION justification below for APR-25-101305, Arville & Richmar:

This application is for a proposed commercial development in Enterprise, Nevada.

We are requesting the Vacation of Patent Easements along 33' of the property located at APN# 177-19-701-018 to allow for the development of the property for an office building, and to accommodate detached sidewalk in the public realm.

This Vacation is a companion to the Zone Change request 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

**DR-25-0846-PFC SEVEN, LLC:**

**DESIGN REVIEW** for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-19-701-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 17,916
- Parking Required/Provided: 45/47
- Sustainability Required/Provided: 7/7.5

**Site Plan**

The plans depict a proposed 17,916 square foot office building, which is accessed via a 32 foot wide commercial driveway along Richmar Avenue to the south. The building is located along the north side of the property, set back 7 feet from the north property line, 15 feet from the east property line, and 24 feet from the west property line. A 5 foot wide drainage easement is shown along the north property line. Parking is provided on the south side of the building, with 47 parking spaces provided where 45 parking spaces are required. Pedestrian walkways lead from the parking area to the building entrance. A loading space is located on the south side of the building, which leads to an overhead roll-up door. The trash enclosure is located in the northeast corner of the parking area, with the bicycle racks provided north of the trash enclosure. A 6 foot high decorative screen wall is located along the north, east, and west property lines. A 2 foot high decorative flood wall, set back for landscaping, is located in the southwest corner of the site, extending eastward into the site.



### Landscaping

The plans depict street landscaping along Richmar Avenue consisting of large trees, shrubs, and groundcover. A 5 foot wide detached sidewalk with 5 foot wide landscape strips on each side of the sidewalk is shown along Richmar Avenue. The parking area features perimeter landscaping and interior landscape finger islands, consisting of large trees and shrubs. Additional landscaping is provided along the east and west sides of the building.

### Elevations

The plans depict an office building that is 35 feet high at its peak, though most of the building is between 34 feet and 35 feet in height with a flat, variable roofline. The building façade features stucco finishes and metal panels, which are painted various shades of gray. The north and east elevations feature windows and awnings, while the west elevation features doors, windows, awnings, and an exterior metal staircase that provides access to the second floor of the building. The south elevation provides primary access to the building with a double door entrance, along with additional single doors, an overhead roll-up door, windows, and awnings.

### Floor Plans

The plans depict a 2 story floor plan with a total gross floor area of 17,916 square feet. The first floor features a reception area, offices, classrooms, conference rooms, storage rooms, restrooms, an information technology room, maintenance area, secure room, and garage, with the garage accessed via the overhead roll-up door on the south side of the building. An elevator and stairways connect the first floor to the second floor. The second floor features offices, a conference room, restrooms, storage room, break room, and utility room.

### Applicant's Justification

The applicant states that the building features articulations and material changes to comply with Title 30 design standards. The materials present an aesthetically pleasing view of the surrounding area and enhance the building presentation. Adequate parking, landscaping, and sustainability measures are also provided in accordance with Title 30. The overhead door facing Richmar Avenue will not be fully screened as it is being used for the loading zone, though it will be 200 feet from Richmar Avenue and partially screened by trees on each side of the overhead door.

### Surrounding Land Use

|                     | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|---------------------------|---------------------------|-------------------|
| North, East, & West | Business Employment       | RS20 (AE-60)              | Undeveloped       |
| South               | Business Employment       | RS20                      | Undeveloped       |

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

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0844         | A zone change from RS20 to CP is a companion item on this agenda.           |
| VS-25-0845         | A vacation and abandonment of easements is a companion item on this agenda. |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Design Review

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

Staff finds that the proposed office development is suitable for the site and compatible with the surrounding area, as the adjacent and abutting parcels also feature a planned land use of Business Employment. The site is well designed to facilitate vehicular and pedestrian maneuvering, with adequate parking provided for the proposed use. The site meets the sustainability requirements of Title 30, and the building complies with Title 30 design standards, with the exception of the roll-up overhead door on the south side of the building facing Richmar Avenue. While the roll-up overhead door and loading area are not screened from the right-of-way as required, they are separated by the parking area and partially screened by on-site landscaping. Staff does not anticipate any adverse effects resulting from the location of the overhead roll-up door and loading zone, or the rest of the proposed development. For these reasons, staff can support this request.

#### **Staff Recommendation Approval.**

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0336-2026 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

# 26A

APPLICATION NUMBER(s): DR-25-0846

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

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

Date 1/14/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. \_\_\_\_\_ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 2/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

### ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 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 Nikovics-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 Roltman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Donnie Gibson         | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101305

ASSESSOR PARCEL #(s): 177-19-701-018

PROPERTY ADDRESS/ CROSS STREETS: ARVILLE STREET & RICHMAR AVENUE

## DETAILED SUMMARY PROJECT DESCRIPTION

Commercial development to include a multi-story office.

ZONE CHANGE FOR C-P DESIGNATION  
DESIGN REVIEW FOR OFFICE BUILDING

Vacation - 33' Patent Easements

## PROPERTY OWNER INFORMATION

NAME: PFC SEVEN LLC

ADDRESS: 2980 E. SUNSET ROAD, SUITE 125

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: (702) 847-1126

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

\*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)\*

Stephen Jeffrey Krystek  
Property Owner (Print)

10/3/2025  
Date





November 12, 2025

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**Arville & Richmar – Zoning**  
**APN # 177-19-701-018**

Justification Letter

To whom it may concern,

This project is for a new office building currently within a new development district that is located on a Master Plan (Business Employment) and CP (Commercial Professional) would be a conforming zone district. The building provides an appealing architectural aesthetic with the use of stucco, metal panel system, glass, and metal awnings.

The building conforms with the following building setbacks:

Front: Required 15'-0" | Provided 214'-0"  
Interior Side: Required 0'-0" | Provided 14'-7"  
Street Side: Required 10'-0" | Provided 24'-5"  
Rear: Required 0'-0" | Provided 7'-0"

The building height is 34'-0", that is less than the 35'-0" allowed.

The overall development parking layout has been designed to provide full fire access and 47 stalls with 2 being ADA compliant, providing 47 spaces where 45 are required. 4 bicycle stalls are also provided that are located near the garage door entrances that meet the required quantity. We have also provided a trash enclosure with a trellis and is to match the color pallet of the main building.

The Landscape at this location is exceeding the requirement for the space provided, as we have proposed 20 Large Sized Box Trees where only 18 are required. Along with this we have also provided water-efficient shrubs around the parcel to provide a natural experience for the public.

The building articulation complies with code Section 30.04.05(G)(2) as we have provided various material changes on the North, West, South, and Eastern facades of the building. The material changes include Alpolc Metal Panel, and an E.I.F.S. Stucco finish. Each façade has this material change within the 50'-0" minimum regulation of the next material change. Overall, the materials provided present an aesthetically pleasing view of the surrounding area and greatly enhance the building presentation.



The overall design proposed conforms to the Sustainability requirements as 7.5 total points have been provided, of which 7 are required for this Nonresidential project. The following 7.5 sustainable points are being provided through the following criteria outlined in code section, "30.04.05 J Sustainability options". (Please see attached Sustainability Checklist).

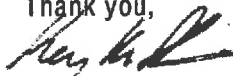
The overhead door facing Richmar does not have screening as we are using it as our loading zone, so we do not want to obstruct access to the overhead door. We have a tree placed on each side of the door to provide some screening. Please note that the distance from the overhead door and Richmar Ave. is over 200 feet, which is less visible.

Overall, the proposed office building provides an aesthetically pleasing building in this area that will enhance the existing area. The design provided complies with Title 30 standards while still providing a visually appealing building.

This Design Review is a companion to the Zone Change request related to this application.

Let me know if you have any further questions.

Thank you,



Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638

## ENTERPRISE TOWN BOARD ADVISORY BOARD

### 2026 DRAFT SCHEULDE

January 14 and 28

February 11 and 25

March 11

April 1, 15 and 29

May 13 and 27

June 10

July 1, 15 and 29

August 12 and 26

September 9 and 30

October 14 and 28

November 11 and 25

December 9 and 30