



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

August 13, 2025

6:00pm

### AGENDA

**Note:**

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

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

Barris Kaiser, Vice Chair  
Chris Caluya

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

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

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

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

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

- III. Approval of Minutes for July 30, 2025. (For possible action)
- IV. Approval of the Agenda for August 13, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

1. **VS-25-0504-WOW BUILD CO ONE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Blue Diamond Road and Bob Fisk Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **09/02/25 PC**
2. **WS-25-0476-MACKOVSKI ALEXANDER:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a previously approved single-family residential subdivision on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Agate Avenue and west of Monte Cristo Way within Enterprise. JJ/r/r/kh (For possible action) **09/02/25 PC**
3. **WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Gilespeie Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action) **09/02/25 PC**
4. **PA-25-700030-DM PYLE 2.50, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action) **09/02/25 PC**
5. **ZC-25-0513-DM PYLE 2.50, LLC:**  
**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**
6. **VS-25-0514-D M PYLE 2 50 LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**

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

7. **WS-25-0515-D M PYLE 2 50, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.  
**DESIGN REVIEW** for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**
8. **TM-25-500127-DM PYLE 2 50, LLC:**  
**TENTATIVE MAP** consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**
9. **PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action) **09/02/25 PC**
10. **ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGES** for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**
11. **VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**
12. **WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback.  
**DESIGN REVIEW** for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**
13. **TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

14. **ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for senior housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) multi-family residential development for senior housing; and 2) alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action) **09/03/25 BCC**
15. **VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action) **09/03/25 BCC**
16. **WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action) **09/03/25 BCC**
17. **ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action) **09/03/25 BCC**
18. **VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action) **09/03/25 BCC**
19. **WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**
20. **TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**
21. **ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:**  
**ZONE CHANGE** to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action) **09/03/25 BCC**



22. **WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-decorative fence along a street; 2) increase fence height; 3) eliminate and reduce buffering and screening; 4) modify residential adjacency standards; 5) reduce drive aisle width; 6) reduce throat depth; and 7) waive full off-site improvements.  
**DESIGN REVIEW** for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**

VII. General Business

1. None

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

- IX. Next Meeting Date: August 27, 2025.

- X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

July 30, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal <b>EXCUSED</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>EXCUSED</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@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.

Judith M. Rodriguez, Jason Allswang, 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 July 9, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 9, 2025.

Motion **PASSED** (3-0)/ Unanimous.

### IV. Approval of Agenda for July 30, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Applicant requested holds:

1. ZC-25-0454-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
2. VS-25-0455-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
3. WS-25-0456-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
4. TM-25-500111-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.

Related applications to be heard together:

9. ZC-25-0487-PARADISE SPA OWNERS ASSN:
10. ZC-25-0490-PARADISE SPA OWNERS ASSN:
11. WS-25-0488-PARADISE SPA OWNERS ASSN:
12. PUD-25-0489-PARADISE SPA OWNERS ASSN:
13. TM-25-500121-PARADISE SPA OWNERS ASSN:
14. UC-25-0395-REAL EQUITIES, LLC: Will not be heard: Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting

#### V. Informational Items

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

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

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

Clark County Animal Protection Services has committed \$150,000.00 to bolster pet reunion efforts. To kickstart the program, the county has procured 10,000 microchips and has partnered with Hearts Alive Village, Heaven Can Wait, and the NSPCA to provide microchips for \$5. 00 to unincorporated Clark County residents.

#### VI. Planning & Zoning

1. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**  
**ZONE CHANGE** to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

2. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

3. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEW** for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

4. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**  
**TENTATIVE MAP** consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

5. **ET-25-400075 (WS-23-0078)-WOW BUILD CO ONE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase the number of freestanding signs.  
**DESIGN REVIEW** for a freestanding sign in conjunction with a proposed retail center on a 1.9 acre portion of 4.1 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/hw/cv (For possible action) **08/19/25 PC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

6. **UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:**  
**USE PERMIT** for a proposed gas station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

7. **WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **DENY** Waivers of Development Standards # 1

**APPROVE** Waivers of Development Standards # 2

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

8. **WS-25-0478-TFC MOUNTAINS EDGE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.  
**DESIGN REVIEW** for a commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards # 1;

**WITHDRAWN** Waivers of Development Standards # 2 by the applicant.

**APPROVE** Design Review.

**ADD** Comprehensive Planning conditions:

- Install an 8-foot Sound Attenuation Wall from the northern elevation of building A to the northern property line
- Install an 8-foot Sound Attenuation Wall from the southern elevation of building A to the northern end of the day care center parking lot

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

9. **ZC-25-0487-PARADISE SPA OWNERS ASSN:**  
**ZONE CHANGE** to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

10. **VS-25-0490-PARADISE SPA OWNERS ASSN:**  
**VACATE AND ABANDON** a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

11. **WS-25-0488-PARADISE SPA OWNERS ASSN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway width; 2) eliminate curb return separation; 3) reduce call box throat depth; 4) allow non-standard improvements in the right-of-way; and 5) reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards #s 1, 3, 4 and 5

**APPROVE** Waivers of Development Standards # 2 for lots 30 and 164 only

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

12. **PUD-25-0489-PARADISE SPA OWNERS ASSN:**  
**PLANNED UNIT DEVELOPMENT** for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Planned Unit Development;

**ADD** Comprehensive Planning condition:

- Install emergency access gates on the stub streets adjacent to Serene Ave

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

13. **TM-25-500121-PARADISE SPA OWNERS ASSN:**  
**TENTATIVE MAP** consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

14. **UC-25-0395-REAL EQUITIES, LLC:**  
**USE PERMIT** to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action) **08/20/25 BCC**

NOTE: Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting. This item is being added to the TAB agenda as a formality, since it was held date specific at the last TAB meeting

## VII. General Business:

1. None



VIII. Public Comment:

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A resident asked what the Las Vegas Blvd frontage will look like for the new development on the Paradise Spa site.

IX. Next Meeting Date

The next regular meeting will be August 13, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:42 p.m.

Motion **PASSED** (3-0) /Unanimous

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0504-WOW BUILD CO ONE, LLC:**

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

## RELATED INFORMATION:

## APN:

176-21-201-012

## LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

## BACKGROUND:

## Project Description

The applicant is requesting to vacate and abandon easements for pedestrian access, streetlights, and traffic control. The easements are no longer needed for development of the site.

## Prior Land Use Requests

Application Number	Request	Action	Date
AV-25-900358	Minor Deviation for elevation changes for UC-24-0463	Approved by Zoning	June 2025
DA-25-900153	Development Agreement for a commercial center consisting of vehicle wash and restaurant with drive-thru	Approved by BCC	May 2025
TM-25-500071	1 lot commercial subdivision map	Approved by PC	May 2025
UC-24-0463	Reestablished the previously approved vehicle wash and permitted a new shopping center and restaurant.	Approved by BCC	January 2025
WS-23-0078	Permitted a new freestanding sign and increased the number of freestanding signs to 2 within the shopping center.	Approved by PC	May 2023
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	December 2022

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	March 2021
UC-18-0617	Retail building, restaurant with drive-thru, vehicle wash, and water vending structure - expired	Approved by BCC	October 2018
ZC-1364-06 (ET-0075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012
UC-0384-08 (ET-0068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use	CG	Gas station
West	Corridor Mixed-Use	CG	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 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Grant any necessary easements.

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

- No comment.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK MULHALL

**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

1A

APPLICATION NUMBER(s): VS-25-0504

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

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

Date: 8/13/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 9/2/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### ~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

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

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17621201012

PROPERTY ADDRESS/ CROSS STREETS: Durango/Blue Diamond

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation

## PROPERTY OWNER INFORMATION

NAME: Wow Build Co One, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

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

CELL \_\_\_\_\_

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

## APPLICANT INFORMATION (must match online record)

NAME: ST Enterprises, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

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

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

CELL \_\_\_\_\_

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

## CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

TELEPHONE: 7027927000

CELL \_\_\_\_\_

EMAIL: eolson@kcnvlaw.com

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

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

DocuSigned by:

Todd Bender

Todd Bender

2/13/2025

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

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

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

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

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

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

DATE \_\_\_\_\_



**McCay  
ENGINEERING**

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

Date: June 6, 2025

**Clark County**

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

RE: ***Justification Letter - Vacation***  
***WOW Car Wash @ Blue Diamond & Durango***

To whom it may concern,

I am writing in conjunction with WOW Build Co. One, LLC in support of an application for vacation on parcel #176-21-201-012, which is located on the southeast corner of Blue Diamond and Durango.

The applicant is proposing a car wash on approximately 2-acres. As part of the submittal, the applicant is requesting to vacate a portion of the below referenced grant as the easement is not coincident with the existing commercial driveway.

1. The Right of Way Easements for Drainage, Utility, Pedestrian Access, Street Light and Traffic Control grant as per Doc 20210624:02951.

Please refer to the attached exhibit and vacation legal description for specific information pertaining to the vacation.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.  
Principal

**PUBLIC HEARING**

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

**WS-25-0476-MACKOVSKI ALEXANDER:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a previously approved single-family residential subdivision on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Agate Avenue and west of Monte Cristo Way within Enterprise.  
JJ/r/r/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-101-075

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the proposed side street setback to 14 feet where 15 feet is the minimum required per Section 30.02.04B (a 7% reduction).
- b. Reduce the proposed rear setback to 22 feet where 30 feet is the minimum required per Section 30.02.04B (a 27% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.50
- Project Type: Single-family detached residential
- Number of Lots: 1 (subject to this waiver)/4 (entire minor subdivision)
- Density (du/ac): 2
- Lot Size (square feet): 21,892

**Site Plan**

The plan shows an existing 4 lot minor subdivision with a cul-de-sac street located at the northwest corner of Agate Avenue and Monte Cristo Way. A lot fit plan was provided for a proposed custom home on Lot 2 which will be oriented facing Monte Cristo Way to the east. The plan indicates the proposed setbacks for all sides of the custom home. The front yard setback along Monte Cristo Way is 40.94 feet, except where it is reduced to a minimum of 32.68 feet for up to 50% of the width of the structure which is allowed by Title 30. The side street setback along Agate Avenue to the south is proposed to be 15 feet. The side street setback along the cul-

de-sac street to the north is proposed to be a minimum of 14.81 feet. The rear setback to the west is proposed to be a minimum of 22.89 feet. The side street setback along the cul-de-sac and the rear setback are the subject to these waiver requests.

#### Landscaping

There is no proposed landscaping with this request.

#### Elevations

There are no proposed building elevations with this request.

#### Floor Plans

There are no proposed floor plans with this request.

#### Applicant's Justification

The applicant is requesting to reduce the side street and rear setbacks for a custom home that is proposed to be constructed on Lot 2 of a 4 lot single-family residential subdivision. The residence is proposed to face Monte Cristo Way rather than into the cul-de-sac to provide for a larger backyard than if it was oriented in the traditional way. The applicant states that the developer intends to optimize product utilization, enhancing the appeal and marketability of individual homes, and that the impact of the request is negligible.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0706	Vacated and abandoned patent easements	Approved by PC	February 2022
ZC-1026-05	Reclassified 3,800 parcels from R-E zoning to R-E RNP-I zoning	Approved by BCC	October 2005

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development

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

#### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

The requests to reduce the side street and rear setbacks of a proposed single-family detached custom home are the result of 2 factors. The first factor is the orientation of the residence toward Monte Cristo Way. The second factor is the angle of the rear property line where it meets the property line along the cul-de-sac street. Orienting the residence to face the cul-de-sac street would significantly narrow the available area between the required front and rear setbacks making it difficult to design a floor plan that could fit on the lot. Therefore, the proposed orientation of the residence is preferred. The shape of the lot with the angled rear lot line makes it difficult to fit a typical floor plan with the residence oriented toward Monte Cristo Way. The request to waive the setbacks will only affect a small portion of the northwest corner of the home where the lot is at its narrowest point. The adjacent lots are not yet developed and will not be adversely affected by this proposal. Therefore, staff can support these requests.

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TANEY ENGINEERING, INC.

**CONTACT:** RICHMOND AMERICAN HOMES, 770 E. WARM SPRINGS, SUITE 240,  
LAS VEGAS, NV 89119

DRAFT



# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 176-22-101-074, 176-22-101-075, 176-22-101-076

PROPERTY ADDRESS/ CROSS STREETS: Monte Cristo Way & Agate Ave

Waiver of Development Standards for a proposed portion of a 4-lot single-family residential subdivision. The subject site includes lots 1-3 on 1.45 gross acres and located north of Agate Avenue and west of Monte Cristo Way. Given that this application pertains only to Lots 1, 2 and 3. The lots range in size from 21,892 square feet to 20,007 square feet. These will be custom homes. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch Estates Neighborhood). There will not be any modifications for the Zoning or Planned Land Use.

## PROPERTY OWNER INFORMATION

NAME: Richmond American Homes of Nevada, Inc.  
ADDRESS: 770 E Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119  
TELEPHONE: 702-240-5605 CELL: \_\_\_\_\_ EMAIL: Angela.Pinley@mdch.com

## APPLICANT INFORMATION (must match online record)

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

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / ATTN: Nicole Chavarria  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: NicoleC@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)\*

John Arlino  
Property Owner (Print)

4-15-25  
Date

## DEPARTMENT USE ONLY:

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

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

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

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

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

DATE \_\_\_\_\_





## TANEY ENGINEERING

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

July 17, 2025

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

**Re: Agate & Montecristo**  
**APN: 176-22-101-075**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes, is respectfully submitting justification for a Waiver of Development Standards for Lot 2 a portion of a 4-lot single-family residential subdivision.

### Project Description

The subject site includes lot 2 on 0.5 gross acres and located north of Agate Avenue and west of Monte Cristo Way. The lot is 21,892 square feet and will feature custom homes. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch Estates Neighborhood). There will not be any modifications for the Zoning or Planned Land Use.

We will be complying with the required landscaping requirements per Section 30.04.01.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i><b>Surrounding Property</b></i>	<i><b>Planned or Special Land Use Designation</b></i>	<i><b>Existing Zoning District</b></i>
North (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single- Family (RS20)
South (Developed)	LN (Low-Intensity Residential Single-Family up to 5 du/ac)	Residential Single- Family 3.3 (RS3.3)
East (Undeveloped)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)

### Waiver of Development Standards- Side Setbacks

This request is to waive Section 30.02.04. B to allow 14- foot side street setback on lot 2 and where a 15- side street setback is required from back of curb. The Site Plan shows 14.81 but we are asking for 14 feet as a buffer. We have oriented lot 2 to face Monte Cristo Way. By orienting the lot in this manner, the homeowner would have a larger back yard then if oriented in the traditional way. Notably, the developer's intent to sell homes is a

**REVISED**

**07/17/2025** RR Page 1 | 2

**WS-25-0476**



key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes. We believe the impact to be negligible.

#### **Waiver of Development Standards- Rear Setbacks**

This request is to waive Section 30.02.04. B to allow 22 -foot rear setback on lot 2 and where a 30-rear street setback is required from back of curb. The Site Plan shows 22.89 but we are asking for extra as a buffer. We have oriented the lots where lots 2 to face Monte Cristo Way. By orienting the lots in this manner, the homeowner would have a larger back yard than if oriented in the traditional way. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes. We believe the impact to be negligible.

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,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian  
Land Planner



**PUBLIC HEARING**

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

**WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Giles pie Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-16-204-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow a proposed 8 foot high screen wall/fence (3 foot high solid CMU block wall and a 5 foot high wrought iron fence on top) where 6 feet is the maximum height permitted by Section 30.04.03 (a 33% increase).
- b. Allow a proposed 8 foot high CMU block wall along a portion of the south property line (street side yard) where 6 feet is the maximum height permitted by Section 30.04.03 (a 33% increase).
2. Allow a non-decorative wall along a street (adjacent to Wigwam Avenue) where walls along a street shall be decorative per Section 30.04.03.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8485 Giles pie Street
- Site Acreage: 1.93
- Project Type: Proposed screen wall/fence height increase
- Fence Height (feet): 8 (3 foot high solid CMU block wall and a 5 foot high wrought iron fence on top)

**Site Plan & Request**

The site plan depicts a proposed single-family residence west of Giles pie Street and north of Wigwam Avenue. The residence is centrally located on the site and faces east toward Giles pie

Street. The front of the residence (east) includes a proposed porte-cochere, while the rear (west) of the residence includes a proposed patio cover.

The applicant is requesting to increase the height of proposed combination screen wall/fence along a portion of the northeast and southeast property lines (within the front yard) to 8 feet where 6 feet is the maximum allowed. In addition, the applicant is requesting to increase a combination screen wall/fence along the entire east property line also to 8 feet where 6 feet is the maximum allowed. There is an existing block wall along the southwest portion of the site. However, the applicant will extend this wall and install a 6 foot high block wall to complete the screening along the west property line. The proposed interior side wall (north) meets Title 30 standards. The proposed wall along the south property line (street side yard portion) will be a solid 8 foot high CMU block wall that is non-decorative, thus requiring a waiver.

#### Landscaping

The applicant's plans depict a 15 foot wide landscape strip along the south and east property lines. The landscaping consists of Mesquite trees planted every 30 feet on center.

#### Elevations

The applicant is proposing the following

North and south property lines:

- A 6 foot high solid CMU block wall is proposed along a portion of the north property line (interior side). This wall meets code and is not required to be decorative.
- The northeast and the southeast portion of the property is located within the front yard and the applicant is proposing a combination 3 foot high solid CMU block wall and a 5 foot high wrought iron fence on top. The overall height will be 8 feet high and is subject to a waiver of development standards request.
- A portion of the south property line will feature an 8 foot high CMU block wall that is non-decorative and requires a waiver of development standards.

East property line:

- The applicant is proposing a combination 3 foot high solid CMU block wall and a 5 foot high wrought iron fence on top along the entire east property line (front yard). The overall height will be 8 feet high, thus necessitating the waiver request.

West property line:

- There is an existing screen wall to remain along the southwest portion of the site. The applicant will extend this existing 6 foot wall northward toward the north property line.

The plan shows that the walls include 8 foot high pilasters with LED light fixtures at the top of the pilasters. The wrought iron railing along the top of the combination screen wall/fencing is not 50% open.

#### Applicant's Justification

The applicant is concerned about the privacy, security, and potential surrounding noise. The proposed 8 foot high walls will provide security and privacy. The applicant is seeking to raise

their wall for security reasons and to reduce traffic noise. The applicant acknowledges that other homes in the area have sought and received similar waivers of development.

#### **Surrounding Land Use**

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

##### Waivers of Development Standards #1 & #2

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

The existing residence is located within the Neighborhood Protection Overlay (NPO). This overlay was established to identify, preserve, conserve, and protect the distinctive architectural, and environmental character of existing neighborhoods, areas, sites, and structures. Staff finds that the proposed walls do not align with the intent of the NPO overlay. Since this is a new custom home, the applicant has the opportunity to meet Title 30 standards by not exceeding wall height requirements and providing a decorative wall along Wigwam Avenue. Staff cannot support these requests.

##### **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**

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:**

If approved:

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- Applicant is 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)**

- No comment.

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

**APPLICANT:** PRAVIN BAKRANIA

**CONTACT:** AMARATBHAI PATEL, 1204 FRAGRANT SPRUCE AVENUE, LAS VEGAS,  
NV 89123





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 3A

APPLICATION NUMBER(s): WS-25-0496

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

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

Date: 8/13/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: 9/2/2025 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>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

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

#### **BUNKERVILLE**

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

#### **ENTERPRISE**

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

#### **GOODSPRINGS**

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

#### **INDIAN SPRINGS**

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

#### **LAUGHLIN**

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

#### **LONE MOUNTAIN**

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

#### **LOWER KYLE CANYON**

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

#### **MOAPA**

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

#### **MOAPA VALLEY**

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

#### **MOUNTAIN SPRINGS**

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

#### **MT. CHARLESTON**

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

#### **PARADISE**

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

#### **RED ROCK**

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

#### **SANDY VALLEY**

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

#### **SEARCHLIGHT**

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

#### **SPRING VALLEY**

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

#### **SUNRISE MANOR**

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

#### **WHITNEY**

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

#### **WINCHESTER**

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

## **PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

<b>Planning Commissioner</b>	<b>Phone</b>	<b>County Commissioner</b>	<b>District</b>
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 # 25-100515

ASSESSOR PARCEL #(s): 177-16-204-013

PROPERTY ADDRESS/ CROSS STREETS: 8485 Gillespie Street, Las Vegas, NV 89123

### DETAILED SUMMARY PROJECT DESCRIPTION

Custom home property fence. Request to allow 8' height where 6' is permitted.

### PROPERTY OWNER INFORMATION

NAME: Amaratbhai & Manoramaben Patel

ADDRESS: 1204 Fragrant Spruce Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702 8977102

CELL 702 218 2765

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

NAME: Same as the owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

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

ZIP CODE: \_\_\_\_\_

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

CELL \_\_\_\_\_

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

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

NAME: Pravin Bakrania

ADDRESS: 8133 Sapphire Bay Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702 256 3367

CELL 702 401 3862

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

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

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

[Signature]  
Property Owner (Signature)\*

AMARATBHAI PATEL  
Property Owner (Print)

6/25/25  
Date

June 12, 2025

To, Clark County Planning & Zoning Department

Subject: A fence height waiver request, APN-177-16-204-013

Committee Members,

We are an older couple in our early eighties. We are building a home upon subject parcel. The subject lot is about 2 acres. It is located at the intersection of major streets. Almost 277' of frontage along Wigwam Avenue and 283' along Gillespie Street. We are concerned about privacy, security and noise. Please allow us to build an 8' tall property fence where 6' is permitted. It will give us a higher security. The pad is 5' higher than surrounding streets. A taller fence will provide us better privacy. The traffic noise will also be reduced with a taller fence.

The overlay zone restricts the block fence to a maximum height of 3'. Therefore, the bottom 3' will be made of concrete block and the rest of the 5' fence will be made of wrought iron. The wrought iron will be 50% open.

I understand that similar waivers have been considered for other homeowners in the area. We request the same privilege as other residents.

Respectfully,

Pravin Bakrania, Residential Designer, Applicant.

Amaratbhai R Patel, Homeowner.

**PUBLIC HEARING**

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

**PA-25-700030-DM PYLE 2.50, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise, JJ/gc  
(For possible action)

**RELATED INFORMATION:**

**APN:**

177-29-301-003

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3203 W. Pyle Avenue
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate since it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

**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)	RS5.2	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

**Related Applications**

Application Number	Request
ZC-25-0513	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0515	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500127	A tentative map for 16 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 Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) 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 proposed Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. The adjacent properties to the west are already planned for Mid-Intensity Suburban Neighborhood (MN) land uses. Continuing the Mid-Intensity Suburban Neighborhood (MN) land use category eastward onto the subject site, and thus to Dean



Martin Drive, will not adversely impact the surrounding area. Dean Martin Drive is an 80 foot wide collector street that will separate and buffer the site from the lower density residential uses to the east. Similarly, Pyle Avenue is also an 80 foot wide collector street that will separate and buffer the site from the lower density residential uses to the north. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) 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 October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

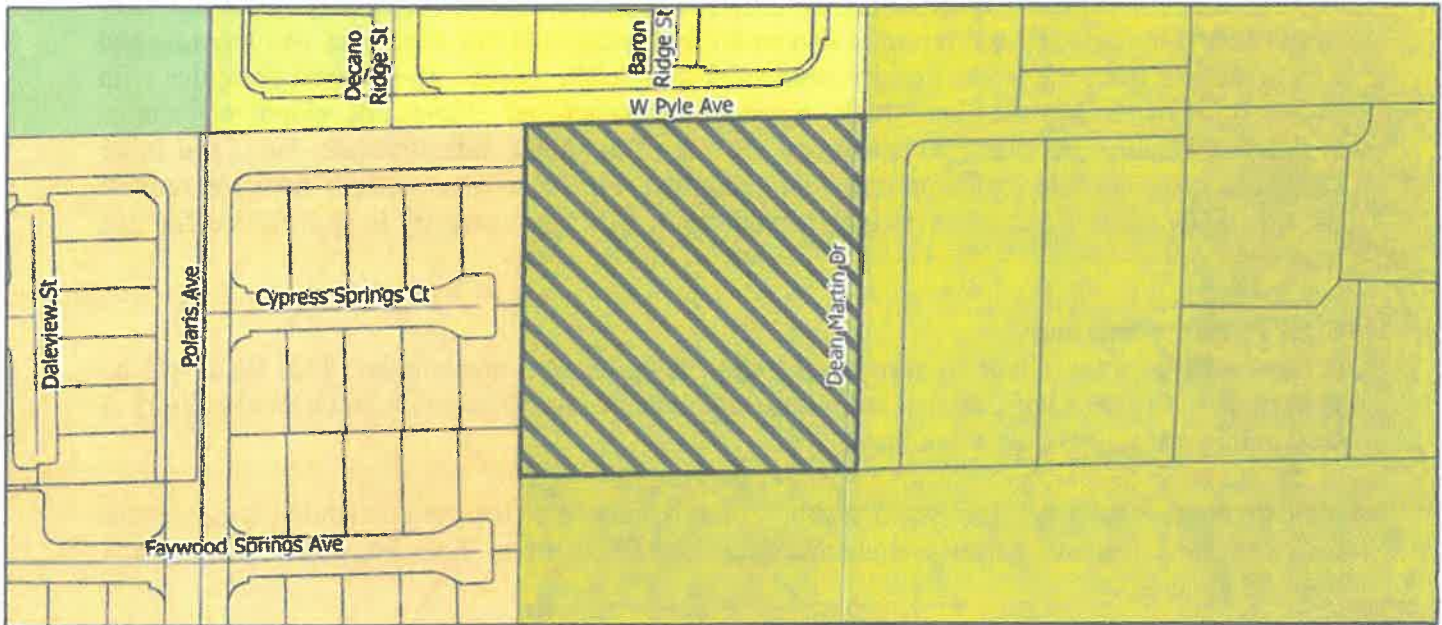
**PROTEST:**

**APPLICANT: UMER MALIK**

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

# Planned Land Use Amendment PA-25-700030

**DRAFT**



**Current**



**Requested**

## Neighborhoods

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

## Employment

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

## Commercial and Mixed Use

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

## Other

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

- Planning Areas

Requested Area To Change

**Enterprise  
Clark County, Nevada**

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0513-DM PYLE 2.50, LLC:**

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

**APN:**

177-29-301-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3203 W. Pyle Avenue
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the proposed RS3.3 zoning creates a cohesive and harmonious urban environment. Additionally, the applicant states the request supports infill development that reduces urban sprawl.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

**Related Applications**

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0515	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500127	A tentative map for 16 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 request for RS3.3 zoning is compatible with the surrounding area. The adjacent properties to the west are planned for Mid-Intensity Suburban Neighborhood (MN) where RS3.3 zoning would be considered a conforming zone change. Dean Martin Drive and Pyle Avenue are 80 foot wide collector streets that will separate and buffer the site from the lower density residential uses to the east and north, respectively. Additionally, RS3.3 zoning is already located in the area approximately 350 feet to the west. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0053-2025 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MALIK**

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700030; TM-25-500127; ZC-25-0513; VS-25-0514; WS-25-0515

5A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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- PC/BCC meeting information will be emailed to the correspondent on file.
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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.
- 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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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA VALLEY**

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Moapa Valley Community Center  
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### **MOUNTAIN SPRINGS**

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Mountain Springs Fire Station  
State Route 160, Mountain Springs

### **MT. CHARLESTON**

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

### **PARADISE**

Maureen Helm, Secretary  
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Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

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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>





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-29-301-003

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin & Pyle

### DETAILED SUMMARY PROJECT DESCRIPTION

16 lot single-family residential subdivision located at the southwest corner of Dean Martin & Pyle. Applying for zone change

### PROPERTY OWNER INFORMATION

NAME: DM Pyle 2.50, LLC

ADDRESS: 6415 S TENAYA WAY # 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)\*

Joel Laub  
Property Owner (Print)

Date

11/19/24

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

February 6, 2025

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

**Re: Dean Martin & Pyle  
APR-25-100109  
APN: 177-29-301-003  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Malik Umer, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.48 gross acre, 21-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

### **Property Information**

The subject site is 2.5 gross acres and located south of Pyle Avenue and west of Dean Martin Drive. A Tentative Map is requested to allow for the development of a 16-lot single-family residential subdivision with a density of 6.4 dwelling units per acre. The lots range in size from 3,369 square feet to 4,606 square feet, with an average lot size of 3,839 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood). A separate Plan Amendment is requested in support of the proposed MN (Mid-Intensity Suburban Neighborhood)

### **Zone Boundary Amendment**

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS3.3 (Single Family Residential District 3.3). Although the subject parcels abut properties zoned RS5.2 (Rural Estates Residential District 5.2), there is a development to the east and south that are currently undeveloped. The presence of this adjacent RS3.3 zoning, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.



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,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in dark ink and is positioned above the printed name and title.

Susan Florian  
Land Planner



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0514-D M PYLE 2 50 LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-29-301-003

**LAND USE PLAN:**

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

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

The plans depict the vacation and abandonment of government patent easements. The patent easements are no longer needed for roadway or utility purposes and the vacation is necessary to facilitate the development of the site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential development
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development

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

**Related Applications**

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0513	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0515	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

### Related Applications

Application Number	Request
TM-25-500127	A tentative map for 16 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 a patent easement that is not needed for site, drainage, or roadway development.

##### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 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;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700030; TM-25-500127; ZC-25-0513; VS-25-0514; WS-25-0515

6A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 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>

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

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Whitney Recreation Center  
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Winchester Community Center  
3130 S. McLeod, Las Vegas

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-29-301-003

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin & Pyle

### DETAILED SUMMARY PROJECT DESCRIPTION

16 lot single-family residential subdivision located at the southwest corner of Dean Martin & Pyle. Applying for vacation of patent easement

### PROPERTY OWNER INFORMATION

NAME: DM Pyle 2.50, LLC

ADDRESS: 6415 S TENAYA WAY # 105

CITY: Las Vegas

STATE: NV ZIP CODE: 89113

TELEPHONE: 702-767-3764 CELL \_\_\_\_\_ EMAIL: umerzmalik1@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV ZIP CODE: 89138 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-767-3764 CELL \_\_\_\_\_ EMAIL: umerzmalik1@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: JessicaW@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)\*

Joel Laub  
Property Owner (Print)

Date

11/19/24

### 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 \_\_\_\_\_

April 29, 2025

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

**Re: Dean Martin & Pyle  
APR-25-100109  
APN: 177-29-301-003**

To whom it may concern:

Taney Engineering, on behalf of Malik Umer, is submitting justification for the following patent easement vacations:

**Patent Easement Vacations**

This request is to vacate 33-feet of the patent easement, along the east and south boundaries.

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

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

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

Sincerely,

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

Susan Florian  
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0515-D M PYLE 2 50, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

**DESIGN REVIEW** for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.  
JJ/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-29-301-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 4.5 feet along the south and east property lines of Lot 9 where a maximum height of 3 feet is permitted per Section 30.04.03C (a 50% increase).
2. Reduce the back of curb radius to 15 feet where a minimum radius of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 40% reduction).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,369/4,606
- Number of Stories: to-2
- Building Height (feet): 17.5 (1 story)/25.5 (2 story)
- Square Feet: 1,684 to 2,114

**Site Plans**

The plans depict a proposed single-family residential development consisting of 16 lots on 2.5 acres with a density of 6.4 dwelling units per acre. The minimum and maximum lot sizes are 3,369 square feet and 4,606 square feet, respectively. Access to the residential development is

granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16. A waiver of development standards is requested to increase the height of a proposed retaining wall up to 4.5 feet along the south and east property lines of Lot 9. A second waiver of development standards is necessary to reduce the back of curb radius for the north/south private street that intersects with Pyle Avenue.

#### Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Pyle Avenue and Dean Martin Drive. The street landscape areas consist of large trees, shrubs, and groundcover.

#### Elevations

The plans depict 1 and 2 story model homes with heights measuring up to 17.5 feet and 25.5 feet respectively. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including an optional patio cover. Some models feature stone veneer accents on the front elevation.

#### Floor Plans

The plans depict 1 to 2 story model homes with floor plans ranging from 1,684 to 2,114 square feet. The models feature multiple bedrooms, bathrooms, kitchen, dining room, study, and nook. All models feature attached, 2 car garages.

#### Applicant's Justification

The reduced curb returns are located at the intersection of the private street and Pyle Avenue adjacent to Lot 1 and Lot 16. The reduced radius is being requested to allow for the minimum 12 foot separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns since there are only 16 proposed lots within the subdivision. Traffic speeds on Pyle Avenue should be very low as the driveway is located just over 125 feet away from the intersection of Pyle Avenue and Dean Martin Drive, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection. The increase in retaining wall height pertains to Lot 9 only and is necessary so the site maintains adequate drainage.

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential development
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development

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

### Related Applications

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0513	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500127	A tentative map for 16 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

##### 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

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage design needs of the proposed subdivision. Staff finds the increase to the retaining wall height, in addition to limiting the waiver request to Lot 9, should not impact the surrounding properties. However, since staff is not supporting the related tentative map, staff 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.

Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. However, since staff is not supporting the related tentative map, staff cannot support this request.

## **Public Works - Development Review**

### **Waiver of Development Standards #2**

Staff cannot support the request to reduce the back of curb radius (BCR) for the spandrels along Pyle Avenue since this is a self-imposed hardship that could be addressed with a site redesign. Pyle Avenue and Dean Martin Drive are collector streets that accommodate a high volume of traffic. New developments in the area, including the new Department of Motor Vehicles will further contribute to the traffic in the area. Therefore, compliance with the standard is of utmost importance to ensure that those wishing to gain access to the subdivision can exit the right-of-way safely.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 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**

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;

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

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MALIK**

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







# Department of Comprehensive Planning Application Form

7

ASSESSOR PARCEL #(s): 177-29-301-003

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin & Pyle

## DETAILED SUMMARY PROJECT DESCRIPTION

16 lot single-family residential subdivision located at the southwest corner of Dean Martin & Pyle. Applying for waivers of development standards, design review

## PROPERTY OWNER INFORMATION

NAME: DM Pyle 2.50, LLC

ADDRESS: 6415 S TENAYA WAY # 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Umer Malik

ADDRESS: 11510 Mystic Rose Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID #

TELEPHONE: 702-767-3764

CELL

EMAIL: umerzmalik1@gmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: JessicaW@taneycorp.com

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



July 3, 2025

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

**Re: Dean Martin & Pyle**  
**APR-25-100109**  
**APN: 177-29-301-003**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Malik Umer, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.5 gross acre, 16-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

The subject site is 2.5 gross acres and located south of Pyle Avenue and west of Dean Martin Drive. A Tentative Map is requested to allow for the development of a 16-lot single-family residential subdivision with a density of 6.4 dwelling units per acre. The lots range in size from 3,369 square feet to 4,606 square feet, with an average lot size of 3,843 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of LN (Low-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3). A separate Plan Amendment is requested in support of the proposed MN (Mid-Intensity Suburban Neighborhood)

Pyle Avenue and Dean Martin Drive will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-16 will be accessed via a 39-foot-wide private street that terminates in a hammerhead with 30" modified roll curb and gutter.

The internal private street design for the subdivision will have one internal hammerhead. Title 30.04.09(D)(5) indicates the factors to be considered when using a hammerhead design, each is being addressed with the tentative map review to provide a more detail justification.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Pyle Avenue and Dean Martin Drive.

<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 (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 5.2 (RS5.2)
North (Semi- Developed)	RN (Ranch Estates Neighborhood up to 2du/ac)	Residential Single-Family 5.2 (RS5.2)



South (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 20 (RS20)
East (Undeveloped)	LN (Low-Intensity Suburban Neighborhood up to 5 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 5.2 (RS5.2)

### Waiver of Development Standards – Reduce Minimum Back of Curb Radius

This request is to allow for a minimum 15.5 -foot curb return radius at the intersection of an 80-ft right of way and a right of way less than 60-ft n width, where a 25-ft curb return radius is required per the Uniform Standard Drawing 201. The reduced curb returns are located at the intersection of the private street and Pyle adjacent to lot 1 and lot 16. The reduced radius is being requested to allow for the minimum 12-ft separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns due to only 16 lots located beyond that point. Traffic speeds on Pyle should be very low as the driveway is located just over 125-ft away from the intersection of Pyle and Dean Martin, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.5 -foot-high retaining wall along the entire south property boundary of lot 9, a 4.5 retaining wall along the west property boundary, we are asking a 4.5- foot retaining wall for the south side and a 4.5-foot retaining wall along the entire west side where 3 is allowed. The Cross Sections is showing 3.5 feet to the south, and 3.5 feet to the west but we are asking extra as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

### Design Review – Architecture

This request is for a design review for 5 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,684 square feet to 2,114 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. We will be complying with Section 30.02.25.D.3.iv.a where “In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet.” Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Square Footage	Stories	Height	Garages
Plan 1684	1,684	2 story	25' - 4 1/4"	2 car garage
Plan 1742	1,742	1 story	17' -6"	2 car garage
Plan 1816	1,816	1 story	17' -6"	2 car garage
Plan 1859	1,859	2 story	25' - 4 1/4"	2 car garage
Plan 2114	2,114	2 story	25' - 4 1/4"	2 car garage



Plan Name	Plan Number	Architectural Features
Plan 1684	1,684	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Window Shutters</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Plan 1742	1,742	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Plan 1816	1,816	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> <li>- Stone Cap</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Plan 1859	1,859	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> <li>- Foam Trim</li> <li>- Stone Cap</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <p>Right Elevation:</p>



		<ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li><li>- Stone Cap</li></ul> Left Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>
Plan 2114	2,114	Front Elevation: <ul style="list-style-type: none"><li>- Window Shutters</li><li>- Window Trim</li><li>- Variable Roof Line</li></ul> Rear Elevation: <ul style="list-style-type: none"><li>- Covered Patio</li><li>- Window Trim</li></ul> Right Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul> Left Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>

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



09/02/25 PC AGENDA SHEET

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

**TM-25-500127-DM PYLE 2 50, LLC:**

**TENTATIVE MAP** consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-29-301-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,369/4,606

**Project Description**

The plans depict a proposed single-family residential development consisting of 16 lots on 2.50 acres with a density of 6.4 dwelling units per acre. The minimum and maximum lot sizes are 3,369 square feet and 4,606 square feet, respectively. Access to the residential development is granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16.

**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)	RS5.2	Single-family residential development
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development

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

### Related Applications

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0513	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0515	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development. The subdivision can potentially be redesigned utilizing a cul-de-sac bulb in lieu of the hammerhead design. Therefore, staff recommends denial of the tentative map.

##### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the

extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: UMER MALIK**

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



09/02/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-801-005; 177-30-801-031 ptn; 177-30-813-001

**EXISTING LAND USE PLAN:**

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

ENTERPRISE - CORRIDOR MIXED-USE

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.68 (portion)
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed plan amendment to Compact Neighborhood (CN) will create a transitional area between the commercially planned area to the south and the lower density residential area to the north. The request will also allow for more diverse housing options for the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved/Denied by BCC	August 20, 2025

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

**Related Applications**

Application Number	Request
ZC-25-0517	A zone change to reclassify the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for 111 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 Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The abutting properties to the east across Valley View Boulevard are currently planned for Compact Neighborhood (CN) land uses and are zoned RM18. Furthermore, the proposed CN land use category for the site will provide a transition from the Corridor Mixed-Use (CM) planned land use south of the site to the lower density RS3.3 zoned single-family residential developments north of the site. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations that provide opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

#### **Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

#### **STAFF ADVISORIES:**

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

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KB HOME

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



# Planned Land Use Amendment PA-25-700031

**DRAFT**



**Current**



**Requested**

## Neighborhoods

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

## Employment

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

## Commercial and Mixed Use

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

## Other

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

Planning Areas

Requested Area To Change

**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

9A

APPLICATION NUMBER(s): PA-25-700031; ZC-25-0517; TM-25-500128; VS-25-0518; & WS-25-0519

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Rezone

### PROPERTY OWNER INFORMATION

NAME: Ramak Roohani

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Ramak Roohani

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Rezone

### PROPERTY OWNER INFORMATION

NAME: Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)

Daniel Kramer, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

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☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-813-001 & 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Rezone

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust Dated November 12, 1997

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.266.8396 CELL \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, Trustee

Property Owner (Print)

06/03/2025

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 \_\_\_\_\_

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Rezone

### PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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☐ VS

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☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



May 7, 2025

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

**RE: Valley View Cactus – Justification Letter  
Zone Change  
(APN's: 177-30-813-001, 177-30-801-005 & a ptn of 177-30-801-031)**

To Whom it May Concern,

On behalf of KB Home, Inc., The WLB Group, Inc. is respectfully submitting the attached Zone Change to address the proposed single-family detached development located approximately 300 north of Cactus Avenue and west of Valley View Boulevard.

**Zone Change**

We are requesting to rezone the parcels listed above from RS3.3 and RS20 to RS2. The planned landuse of the parcels is LN (Low Intensity Suburban Neighborhood) and CM (Corridor Mixed Use). The parcels directly to the north and west of the site are zoned RS3.3, we feel the change of zoning to RS2 will function as an appropriate buffer and provide a transitional zoning to the proposed commercial/mixed use development that will eventually be developed to the south of our community along the Cactus Avenue frontage. We are also requesting the removal of the RNP overlay on APN 177-30-801-005 since this RNP overlay is no longer needed and this is the only parcel within a 1000-foot radius that has retained the RNP overlay designation, since no action has occurred on this parcel. This transitional area will fulfill County and Town Board requirements and goals for residential land use patterns by providing multiple levels of income-based housing opportunities for the area. A companion item to this zone change is the Plan Amendment to change the master plan designation to CN (Compact Neighborhood)

**Project Description**

The proposed development consists of 111-lots on 12.68-acres with a gross density of 8.76 units per acre. The community will consist of 2-story detached single family homes. There will be some internal common elements including two private park areas that will consist of landscaping and areas with picnic tables and benches with a covered gazebo. The main open space areas are comprised of a larger 18,492 square feet area and smaller area of 6,681 square feet, these two areas total 25,173 square feet and exceed the required open space of 22,200 square feet. The community will meet all setback requirements for an RS2 development excepting the requested waiver below for a reduction of the rear yard setback. This development will require a total of 278 parking spaces (2.5 p.s. per lot x 111 lots), by utilizing the two garage parking spaces and the two-car driveway spaces along with miscellaneous on-street parking spaces, the site will provide 506 parking spaces which far exceed the required parking.



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,



Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.

## 09/02/25 PC AGENDA SHEET

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW/TRS:**

**ZONE CHANGES** for the following: 1) reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action)

## RELATED INFORMATION:

## APN:

177-30-801-005; 177-30-801-031 ptn; 177-30-813-001

**PROPOSED LAND USE PLAN:**

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

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

## General Summary

- Site Address: N/A
- Site Acreage: 12.68 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed zone change to RS2 will create a transitional area between the commercially planned area to the south and the lower density residential area to the north. The request will also allow for more diverse housing options for the area. Furthermore, the Neighborhood Protection (RNP) Overlay on APN 177-30-801-005 is no longer needed since there are no other parcels with this designation within a 1,000 foot radius of this site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved/ Denied by BCC	August 20, 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700031	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for 111 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 request for RS2 zoning is compatible with the surrounding area. The proposed RS2 zoning for the site will provide a transition from the Corridor Mixed-Use (CM) planned land use south of the site to the lower density RS3.3 zoned single-family residential developments north of the site. The Neighborhood Protection (RNP) Overlay on APN 177-30-801-005 is no longer viable as the parcel is undeveloped and is no longer contiguous with any other Neighborhood Protection (RNP) Overlay parcels. Furthermore, the area has been transitioning to higher density residential uses. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations that provide opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

**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): PA-25-700031; ZC-25-0517; TM-25-500128; VS-25-0518; & WS-25-0519

# 10A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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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.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Master Plan Amendment

### PROPERTY OWNER INFORMATION

NAME: Ramak Roohani

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Ramak Roohani

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

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☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Master Plan Amendment

### PROPERTY OWNER INFORMATION

NAME: Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

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Property Owner (Signature)

Daniel Kramer, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

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☐ AG

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OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-813-001 & 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Master Plan Amendment

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust Dated November 12, 1997

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.266.8396 CELL \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, Trustee  
Property Owner (Print)

06/03/2025  
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 \_\_\_\_\_

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Master Plan Amendment

### PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas STATE: NV ZIP CODE: 89134

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.266.8396 CELL \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

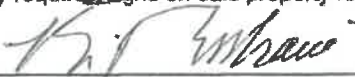
ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, manager  
Property Owner (Print)

06/03/2025  
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 \_\_\_\_\_

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

DATE \_\_\_\_\_

May 7, 2025

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

**RE: *Justification Letter – Master Plan Amendment  
(APN's: 177-30-813-001, 177-30-801-005 & a ptn of 031)***

To Whom it May Concern,

On behalf of our client KB Home Nevada Inc., we are respectfully requesting a Master Plan Amendment to address the development of a single-family detached development located 330 feet north of Cactus Avenue and west of Valley View Boulevard. The property is more particularly described as APNs: 177-30-813-001, 177-30-801-005 along with a portion of 177-30-801-031. Our client is requesting a master plan amendment from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) to support a zone change from RS3.3 and RS20 to RS2 for a 111-lot detached single-family residential development on 12.68 acres.

**Master Plan Amendment (Enterprise)**

The Enterprise Land Use Plan designation for this Site is LN (Low-Intensity Suburban Neighborhood) and CM (Corridor Mixed-Use). Our client is seeking a Master Plan Amendment to CN (Compact Neighborhood) and a Zone Change to RS2 (by separate application). This request satisfies the criteria for a Master Plan Amendment with the Goals and Policies as set forth within the Enterprise Land Use Plan required by Title 30 as follows:

**Countywide Goals and Policies**

**Policy 1.1.1 Mix of Housing Types**

The proposed development will encourage the provision of diverse housing types at varied densities and in numerous locations by diversifying the lot sizes and income levels within this transitionally zoned area as proposed. This proposed development will create an opportunity to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County.

**Policy 1.1.2 Housing Access**

The proposed development concentrates higher density housing between a commercially master planned area and a lower density residential area, thus creating a transitional zone for density while providing greater access to "middle" housing for the overall area which is in great demand. This development will also help to enhance the existing infrastructure, and other services in the area.

**Policy 1.3.1 Neighborhood Identity**

The proposed encourages the integration of varied housing models, architectural styles, streetscapes, common landscaped areas and other character-defining features that contribute to a distinct neighborhood identity.

**Policy 1.3.2 Mix of Housing Options Within Neighborhoods**

The proposed development encourages a mix of housing options for the area in a whole, by bringing into the area differing housing and lot size options for the future homeowners in the overall area.

**Policy 1.3.4 Inter-Connected Neighborhoods**

The proposed development will seek opportunities to connect new and existing neighborhoods with sidewalks and pedestrian access through stub streets or walking paths to improve the pedestrian circulation in the area.

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,



Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

## RELATED INFORMATION:

## APN:

177-30-801-005; 177-30-801-031; 177-30-813-001

## PROPOSED LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of government patent easements. The patent easements are no longer needed for roadway and utility purposes and must be vacated to facilitate development of the project site. The plans also depict the vacation and abandonment of a public drainage easement and a streetlight and traffic control easement. Lastly, the plans depict the vacation and abandonment of a portion of right-of-way being Valley View Boulevard. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk.

## Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved /Denied by BCC	August 20, 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

## Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
South	Corridor Mixed-Use	RS20	Undeveloped



**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

**Related Applications**

Application Number	Request
PA-25-700031	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change to reclassify the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500128	A tentative map for 111 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 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 October 8, 2025 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;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, 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:** KB HOME

**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

11A

APPLICATION NUMBER(s): PA-25-700031; ZC-25-0517; TM-25-500128; VS-25-0518; & WS-25-0519

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

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

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Location: 500 S. Grand Central Pkwy, Commission Chambers

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- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

**Department of Comprehensive Planning**

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Ramak Roohani

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPpermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

**\*Correspondent will receive all project communication**

(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)\*

Ramak Roohani

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

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☐ PUDD

☐ SN

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☐ ADR

☐ AV

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☐ SC

☐ TC

☐ VS

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☐ DR

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OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

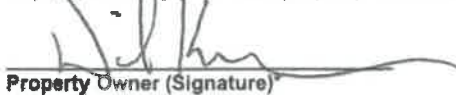
TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)

Daniel Kramer, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

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OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-813-001 & 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust Dated November 12, 1997

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

**\*Correspondent will receive all project communication**

(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)\*

Khusrow Roohani, Trustee

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

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☐ PUDD

☐ SN

☐ UC

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☐ 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 \_\_\_\_\_

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, manager

Property Owner (Print)

06/03/2025

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 \_\_\_\_\_

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

DATE \_\_\_\_\_

June 23, 2025

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

**RE: Valley View Cactus – Justification Letter  
Vacation  
(APN's: 177-30-813-001, 177-30-801-005 & a ptn of 177-30-801-031)**

To Whom it May Concern,

On behalf of KB Home, Inc., The WLB Group, Inc. is respectfully requesting to vacate right-of-way, easements and patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

**Vacation of Right-of-way**

We respectfully request to vacate the westerly 5' of the dedicated 50' right-of-way of Valley View Boulevard, for a detached sidewalk on a portion of APN 177-30-801-031, as dedicated in book 20200622 document number 01110, official records, Clark County, Nevada.

**Vacation of Public Drainage Easement**

We respectfully request to vacate the public drainage easement on APN 177-30-813-001 that was dedicated with the Final Map for "Monarch Valley Phase 1" in Book 166 Page 74 of plats, official records, Clark County, Nevada.

**Vacation of Public Streetlight and Traffic Control Device Easement**

We respectfully request to vacate the public streetlight and traffic control device easement on a portion of APN 177-30-801-031 as dedicated in Book 20200622 document number 01110, official records, Clark County, Nevada.

**Vacation of Patent Easements**

We respectfully request to vacate all the patent easements located on APN 177-30-801-005 as dedicated by BLM #1179976

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,

  
Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.



**PUBLIC HEARING**

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

**WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback.

**DESIGN REVIEW** for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.  
JJ/md/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-30-801-005; 177-30-801-031; 177-30-813-001 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback to 6 feet where a minimum setback of 15 feet is required per Section 30.02.08 (a 60% reduction).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.68 acre portion of a 20.83 acre site
- Project Type: Single-family residential development
- Number of Lots: 111
- Density (du/ac): 8.75
- Minimum/Maximum Lot Size (square feet): 3,010/4,656
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,850 to 2,496
- Open Space Required/Provided: 22,200/24,675

**Site Plans**

The plans depict a proposed single-family residential development consisting of 111 lots on 12.68 acres with a density of 8.75 dwelling units per acre. The minimum and maximum lot sizes are 3,010 square feet and 4,656 square feet, respectively. Access to the residential development is granted via a 43 foot wide east/west private street, Kurin Creek Avenue, that connects to Valley View Boulevard to the east. A secondary point of gated access, designated for

emergency vehicles, is located at the northeast corner of the development, that connects to Valley View Boulevard via a 43 foot wide east/west private street being Katy Cotton Avenue. Katy Cotton Avenue terminates as a cul-de-sac bulb at the northwest corner of the subdivision.

The remainder of the subdivision is serviced by a network of 43 foot wide private streets consisting Anistyn Aloe Avenue (east/west), Sedona Sky Street (north/south), and Irish Rose Street (north/south). Sedona Sky Street and Irish Rose Street terminate as stub streets at the southwest and southeast portions of the development, respectively. The east side of Sedona Sky Street and the west side of Irish Rose Street feature 5 foot wide attached sidewalks. The south sides of Katy Cotton Avenue and Kurin Creek Avenue, and the north side of Anistyn Aloe Avenue will also include 5 foot wide attached sidewalks. A 5 foot wide detached sidewalk is provided along Valley View Boulevard. All residential lots face towards the interior of the subdivision with no lots fronting on Valley View Boulevard.

A waiver of development standards is requested to reduce the rear yard setback to 6 feet to accommodate the building footprint of the proposed single-family residences.

#### Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Valley View Boulevard. The street landscape area consists of large trees, shrubs, and groundcover. The proposed development requires 22,200 square feet of open space where 24,675 square feet of open space is provided. Common lot element "T", consisting of 6,681 square feet, is located at the northwest corner of the subdivision, adjacent to Katy Cotton Avenue. Common lot element "E", measuring 17,994 square feet, is located within the southwest portion of the development adjacent to the intersection of Kurin Creek Avenue and Sedona Sky Street.

#### Elevations

The plans depict 2 story model homes measuring up to 27 feet in height. The models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, and decorative trim. Some models feature stone veneer accents on the front elevation. The side elevations feature varying rooflines and a non-decorative window trim, but do not include a second architectural feature as required per Title 30.

#### Floor Plans

The plans depict 2 story model homes measuring between 1,850 to 2,496 square feet consisting of multiple bedrooms, kitchen, loft, great room, and bathrooms. All models feature attached, 2 car garages.

#### Applicant's Justification

The rear yard setback will be reduced to 6 feet allowing for a unique type of lot. This development still provides 10 feet between houses, but the two 5 foot interior side yards will be combined into 1 side yard which will become the useable area for a single house. We feel this reduction in the rear yard setback is in the spirit and characteristics of the newly adopted master plan which encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods. This reduction is limited to 100 of the



111 lots and only to the larger footprints, the smaller footprints would have at least a 14 foot rear yard setback. The homes will offer 3 distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways. The design for the houses have met the requirements of Title 30 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; however, the window trim is what is in question.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved /Denied by BCC	August 20, 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

#### Related Applications

Application Number	Request
PA-25-700031	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change to reclassify the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for 111 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**

#### **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.

A primary characteristic of the Compact Neighborhood land use designation is the integration of different housing types, which include a concentration of either single-family or multi-family dwellings. Staff finds that the configuration of the proposed building footprints, resulting in the reduced rear yard setback, comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models and other character-defining features that contribute to a distinct neighborhood identity. The waiver request will allow two 5 foot side yards between residences to be combined into one, 10 foot wide side yard. The 10 foot wide side yard will function as useable open space for a single residence. Increasing the useable area of the side yard offsets and mitigates the impact to the reduced area within the rear yard. Therefore, staff recommends approval of this request.

#### **Design Review**

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

Staff finds the open space areas within the project site are conveniently located, accessible, and visible to residents of the development. The proposed open space areas will enhance pedestrian circulation within the site, promote pedestrian use and safety, and improve the aesthetic quality of the development. Furthermore, the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. However, staff is concerned with the lack of a second architectural feature on the side elevations of the model residences. Therefore, staff recommends a condition of approval to provide either shutters, decorative window trim, or other architectural feature to be determined by staff on the side elevations of residences.

#### **Staff Recommendation**

**Approval.** This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 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**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 12A

APPLICATION NUMBER(s): PA-25-700031; ZC-25-0517; TM-25-500128; VS-25-0518; & WS-25-0519

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Ramak Roohani  
ADDRESS: 9500 Hillwood Dr, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis  
ADDRESS: 5795 W Badura Avenue, Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.266.8396 CELL: \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
ADDRESS: 3663 E Sunset Road, Suite 204  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.458.2551 CELL: \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Ramak Roohani  
Property Owner (Print)

06/03/2025  
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
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APPLICATION # (s) \_\_\_\_\_

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396 CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)

Daniel Kramer, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

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☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

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☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-813-001 & 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust Dated November 12, 1997  
ADDRESS: 9500 Hillwood Dr, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION


NAME: KB Home Las Vegas Inc ATTN: Deidre Reis  
ADDRESS: 5795 W Badura Avenue, Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.266.8396 CELL \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
ADDRESS: 3663 E Sunset Road, Suite 204  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, Trustee  
Property Owner (Print)

06/03/2025  
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 \_\_\_\_\_

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Vacation of Right-Of-Way

### PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_

May 7, 2025

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

**RE: Valley View Cactus – Justification Letter  
Design Review/Waivers of Dev. Stds.  
(APN's: 177-30-813-001, 177-30-801-005 & a ptn of 177-30-801-031)**

To Whom it May Concern,

On behalf of KB Home, Inc., The WLB Group, Inc. is respectfully submitting the attached Design Review and Waivers of Development Standards to address the proposed single-family detached development located approximately 300 north of Cactus Avenue and west of Valley View Boulevard.

**Project Description**

The proposed development consists of 111-lots on 12.68-acres with a gross density of 8.76 units per acre. The community will consist of 2-story detached single family homes. There will be some internal common elements including two private park areas that will consist of landscaping and areas with picnic tables and benches with a covered gazebo. The main open space areas are comprised of a larger 18,492 square feet area and smaller area of 6,681 square feet, these two areas total 25,173 square feet and exceed the required open space of 22,200 square feet. The community will meet all setback requirements for an RS2 development excepting the requested waiver below for a reduction of the rear yard setback. This development will require a total of 278 parking spaces (2.5 p.s. per lot x 111 lots), by utilizing the two garage parking spaces and the two-car driveway spaces along with miscellaneous on-street parking spaces, the site will provide 506 parking spaces which far exceed the required parking.

**Design Review**

We are requesting the design reviews listed below with this development.

1. For a proposed detached single-family development that includes private interior streets that are 38' wide, which includes a 5' wide sidewalk on one side of the street and will allow for parking on both sides of the street. There is one entrance onto Valley View Boulevard from the site with a secondary crash gate for emergency vehicle access. A landscape buffer is being provided along the perimeter street frontage, landscape strips are being provided adjacent to the internal streets of the community in compliance with Title 30. House plans will include four two-story homes ranging in size from 1,850 square feet up to 2,496 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways, the buildings will be a maximum of 28'-6" in height. Each house will include a two-car garage and a two-car driveway.

2. To waive the requirement for four-sided architecture, the architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; however, the window trim is what is in question. Therefore, we are requesting a waiver of this requirement.

### **Waiver of Development Standards**

We respectfully request a waiver of development standards as listed below.

1. To reduce the rear yard setback from 15'-0" to 6'-0" as required by Title 30.02.08. This request is to allow the rear yard area to be reduced to 6'-0" to allow for a unique type of lot. This development still provides 10'-0" between houses, but the two 5'-0" side yards will be combined into one side yard which will become the useable area for a single house. We feel this reduction in the rear yard setback is in the spirit and characteristics of the newly adopted 2020 master plan which encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods. This reduction is limited to 100 of the 111 lots and only to the larger footprints, the smaller footprints would have at least a 14' rear yard setback.

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,



Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**TENTATIVE MAP** consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.  
JJ/md/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-30-801-005; 177-30-801-031; 177-30-813-001 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.68 acre portion of a 20.83 acre site
- Project Type: Single-family residential development
- Number of Lots: 111
- Density (du/ac): 8.75
- Minimum/Maximum Lot Size (square feet): 3,010/4,656

**Project Description**

The plans depict a proposed single-family residential development consisting of 111 lots on 12.68 acres with a density of 8.75 dwelling units per acre. The minimum and maximum lot sizes are 3,010 square feet and 4,656 square feet, respectively. Access to the residential development is granted via a 43 foot wide east/west private street, Kurin Creek Avenue, that connects to Valley View Boulevard to the east. A secondary point of gated access, designated for emergency vehicles, is located at the northeast corner of the development, that connects to Valley View Boulevard via a 43 foot wide east/west private street being Katy Cotton Avenue. Katy Cotton Avenue terminates as a cul-de-sac bulb at the northwest corner of the subdivision.

The remainder of the subdivision is serviced by a network of 43 foot wide private streets consisting Anistyn Aloe Avenue (east/west), Sedona Sky Street (north/south), and Irish Rose Street (north/south). Sedona Sky Street and Irish Rose Street terminate as stub streets at the southwest and southeast portions of the development, respectively. The east side of Sedona Sky Street and the west side of Irish Rose Street feature 5 foot wide attached sidewalks. The south sides of Katy Cotton Avenue and Kurin Creek Avenue, and the north side of Anistyn Aloe Avenue will also include 5 foot wide attached sidewalks. A 5 foot wide detached sidewalk is



provided along Valley View Boulevard. All residential lots face towards the interior of the subdivision with no lots fronting on Valley View Boulevard.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved /Denied by BCC	August 20, 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

#### Related Applications

Application Number	Request
PA-25-700031	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change to reclassify the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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



**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 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;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- Irish Rose Street is a sound alike street name.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0067-2025 to obtain your POC exhibit. Flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** KB HOME

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700031; ZC-25-0517; TM-25-500128; VS-25-0518; & WS-25-0519

# 13A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 09/02/25 Time: 7:00 PM

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Ramak Roohani  
ADDRESS: 9500 Hillwood Dr, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

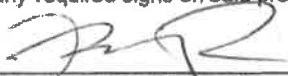
NAME: KB Home Las Vegas Inc ATTN: Deidre Reis  
ADDRESS: 5795 W Badura Avenue, Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.266.8396 CELL: \_\_\_\_\_ EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
ADDRESS: 3663 E Sunset Road, Suite 204  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.458.2551 CELL: \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Ramak Roohani  
Property Owner (Print)

06/03/2025  
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 \_\_\_\_\_

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Lexiland LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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) \_\_\_\_\_

Daniel Kramer, manager

Property Owner (Print) \_\_\_\_\_

06/03/2025

Date \_\_\_\_\_

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-813-001 & 177-30-801-005

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust Dated November 12, 1997

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396

CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

(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)\*

Khusrow Roohani, Trustee  
Property Owner (Print)

06/03/2025  
Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-801-031

PROPERTY ADDRESS/ CROSS STREETS: W Cactus Avenue & S Valley View Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 111 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Roshi 27, LLC

ADDRESS: 9500 Hillwood Dr, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas Inc ATTN: Deidre Reis

ADDRESS: 5795 W Badura Avenue, Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.266.8396 CELL \_\_\_\_\_

EMAIL: KBCCPermits@kbhome.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Khusrow Roohani, manager

Property Owner (Print)

06/03/2025

Date

### DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



June 10, 2025

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

**RE: Valley View Cactus - Justification Letter  
Tentative Map  
(APN's: 177-30-813-001, 177-30-801-005 & a ptn of 177-30-801-031)**

To Whom it May Concern,

On behalf of KB Home, Inc., The WLB Group, Inc. is respectfully submitting the attached Tentative Map to address the proposed single-family detached development located approximately 300 north of Cactus Avenue and west of Valley View Boulevard.

The proposed development consists of 111-lots on 12.68-acres with a gross density of 8.76 units per acre. The community will consist of 2-story detached single family homes. There will be some internal common elements including two private park areas that will consist of landscaping and areas with picnic tables and benches with a covered gazebo. The main open space areas are comprised of a larger 18,492 square feet area and smaller area of 6,681 square feet, these two areas total 25,173 square feet and exceed the required open space of 22,200 square feet. The community will meet all setback requirements for an RS2 development excepting the requested waiver below for a reduction of the rear yard setback. This development will require a total of 278 parking spaces (2.5 p.s. per lot x 111 lots), by utilizing the two garage parking spaces and the two-car driveway spaces along with miscellaneous on-street parking spaces, the site will provide 506 parking spaces which far exceed the required parking.

The Parcel Map, MSM-25-600014, will record prior to the Final Map for this development. Once the parcel map for MSM-25-600014 is recorded it will reflect the proper boundary that is shown on the Tentative Map.

We are hopeful the information provided here 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 handwritten signature in blue ink, appearing to read "Mark Bangan", with a long, horizontal, wavy line extending to the right.

Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.



09/03/25 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**

**USE PERMIT FIRST EXTENSION OF TIME** for senior housing.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce throat depth.

**DESIGN REVIEWS** for the following: 1) multi-family residential development for senior housing; and 2) alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

191-05-401-008

**USE PERMIT:**

Allow senior housing within a proposed multi-family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3 (a 13% increase).
2. Reduce the throat depth to 49 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 51% decrease).

**DESIGN REVIEWS:**

1. Multi-family residential development for senior housing.
2. Alternative parking lot landscaping.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.3
- Density (du/ac): 38
- Proposed Units: 124
- Project Type: Proposed senior housing within a multi-family development

- Number of Stories: 3 stories (maximum)
- Building Height (feet): 39 feet, 6 inches (maximum)
- Square Feet: 186,636
- Open Space Required/Provided: 12,400/23,500
- Parking Required/Provided: 124/133

#### History & Request

ZC-0130-17 was previously approved and reclassified the site to R-3 zoning; however, the proposed congregate care facility did not commence. In 2022, NZC-22-0149 was a proposed nonconforming zone change to reclassify the site from R-3 zoning to R-5 zoning for a multi-family residential development (109 units). This application was withdrawn without prejudice by the applicant at the July 2022 Board of County Commissioners meeting.

PA-23-700012 which was a companion item to ZC-23-0233 was a request to redesignate the existing planned land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN). The application also included a request to reclassify the site from R-3 zoning to R-4 zoning for a proposed multi-family residential development for senior housing only. The application also includes waivers of development standards to increase the proposed building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Table 30.40-3, and a waiver to reduce the throat depth to 49 feet where 100 feet is required per Uniform Standard Drawing 222.1. Lastly, a design review was required for the overall project and to address alternative parking lot landscaping for the development.

The applicant is requesting an extension of time to allow additional time to commence the proposed multi-family residential development for senior housing.

#### Site Plan

The approved site plan depicts a proposed multi-family residential development for senior housing. The building is centrally located on the parcel, with the front facing Southern Highlands Parkway. Access to the site is via 1 driveway on the southwest corner of the site, which leads to a 25 foot wide drive aisle which circulates around the entire building. There is an emergency exit only (crash gate) on the northwest corner of the subject parcel. The approved plan provides parking around the entire perimeter of the site. In addition, the applicant provided garage spaces with lifts (Stacker Garages) on the north, west, and south face elevations of the building; therefore, 133 parking spaces are provided where 124 parking spaces are required. The proposed building is set back 87 feet from the west property line adjacent to Southern Highlands Parkway, 39 feet from the south property line, 65 feet from the east property line, and 61 feet from the north property line. Lastly, the applicant is providing 23,500 square feet of open space where 12,400 is required. There is an 18,000 square foot open courtyard in the center of the complex with a swimming pool. There are additional gathering spaces for the residents to utilize throughout the proposed senior housing development.

#### Landscaping

The approved plan depicted an existing landscape area with meandering detached sidewalks along the west property line. The submitted landscape plan shows a 4.5 foot wide landscape planter along the south property line with trees spaced every 15 feet. There will be a 6 foot wide



landscape planter along the west property line with trees spaced every 27 feet. The north property line will include a 6 foot wide landscape planter with trees spaced every 18 feet. The east property line will include a 9.5 foot wide landscape planter with trees planted every 27 feet. The applicant also shows parking lot landscaping throughout the entire site; however, there are fewer parking lot landscapes on finger islands along the north and east property lines, where Figure 30.64-14 is required. However, since the applicant is providing a sufficient number of trees throughout the site, a design review was approved for alternative parking lot landscaping.

#### Elevations

The approved plans depicted a 3 story multi-family residential building with an overall height of 39 feet, 6 inches. The applicant is requesting a waiver of development standards to increase the building height to 39 feet, 6 inches where 35 feet is the maximum allowed per Code. The exterior finishes for the railings, garage doors, and trellises include dark and light tones of neutral paint colors, and a dark teal accent color. Faux stacked stone will be included to the exterior walls of the building. The approved elevation plans show balconies on all 4 elevations of the building, and only the north, east, and south facing elevations include the stacker garage doors.

#### Floor Plans

The approved floor plans depicted 1 and 2 bedroom units. There are 77, one bedroom units, and 47, two bedroom units. The minimum unit size is 590 square feet, and the maximum unit size is 1,060 square feet. Each unit includes a bedroom, bathroom, kitchen, living room, storage areas, and balconies are provided.

Level 1 - includes stacker garages, resident units, great room, mail room, dog washroom, restrooms, maintenance room, a fitness center, and access to the central pool area.

Level 2 - includes the residents' units and a library.

Level 3 - also includes resident units and an outdoor deck area complete with seating and a barbeque grill.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0233:

##### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required.

**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.

**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 #0413-2022 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 first extension of time for an additional 2 years. The applicant indicates the project is still compatible with the area and is finalizing its development plans.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0233	Reclassified the site to R-4 zoning for a multi-family residential development for senior housing	Approved by BCC	July 2023
VS-23-0234	Vacated and abandoned easements and right-of-way	Approved by BCC	July 2023
PA-23-700012	Plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN)	Approved by BCC	July 2023
VS-18-0028	Vacated and abandoned patent easements and a portion of right-of-way being Southern Highlands Parkway - expired	Approved by PC	March 2018
ZC-17-0130	Reclassified the site to R-3 zoning for an assisted living/congregate care facility, with a waiver of development standards to increase building height to 46 feet	Approved by BCC	April 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>		<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	C-2 (PCO)	Shopping center
South	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	H-1 (PCO)	Multi-family residential
East	Entertainment Mixed-Use		RM32 (PCO)	Undeveloped
West	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	R-2 (PCO)	Single-family residential

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

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.

Given the lack of substantial changes to the site and the applicant finalizing its development plans, and that this is the first extension of time for this application, staff can support this request. However, staff may not be able to support any future extension of time requests, as the project was approved in 2023 and a new Development Code has since been adopted.

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

There have been no significant changes in this area. Staff has no objection to this extension of time.

##### **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 July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 objection.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JANET GOYER**

**CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 14A

APPLICATION NUMBER(s): ET-25-400078

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

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

Date: 8/13/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<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:

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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 Gilespe Street, Las Vegas

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

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(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-25-100895ASSESSOR PARCEL #(s): 191-05-401-008PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands Parkway and St. Rose

## DETAILED SUMMARY PROJECT DESCRIPTION

1st Extension of Time for ZC-23-0233. Zoning approved under ZC-23-0233 expires on July 19, 2025.

## PROPERTY OWNER INFORMATION

NAME: Wigwam-Parvin Limited PartnershipADDRESS: 10650 W. Charleston Blvd., #150CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-990-2325CELL 702-580-9036

## APPLICANT INFORMATION (information must match online application)

NAME: Janet Goyer -- Ovation Contracting, Inc.ADDRESS: 10650 W. Charleston Blvd., #150CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-990-2325CELL 702-580-9036ACCELA REFERENCE CONTACT ID # 249332

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

NAME: Janet Goyer -- Ovation Contracting, Inc.ADDRESS: 10650 W. Charleston Blvd., #150CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-990-2325CELL 702-580-9036ACCELA REFERENCE CONTACT ID # 249332

\*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.

DocuSigned by:

  
 Property Owner (Signature)\*

 Reinier Santana, President  
 Property Owner (Print)

6/25/2025

Date

June 10, 2025

**VIA UPLOAD**

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

**Re:   *Justification Letter*  
      *First Extension of Time for ZC-23-0233*  
      *APN: 191-05-401-008***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The approved multi-family project is located on approximately 3.3 acres and is located on the east side of Southern Highlands Parkway and just south of the Dancing Winds Place alignment. The property is more particularly described as APN: 191-05-401-008 (the "Site"). By way of background, on June 20, 2023, the Board of County Commissioners approved PA-23-700012 amending the land use plan from Compact Neighborhood (CN) to Urban Neighborhood (UN) and ZC-23-0233 changing the zoning from RM18 (formerly R-3) to RM32 (formerly R-4) to develop a 124-unit senior multi-family development on the Site. The Applicant is now requesting a first extension of time for an additional two years.

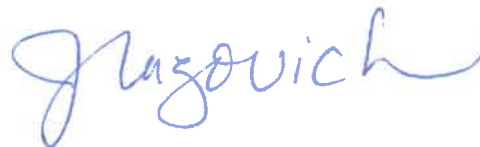
An extension of time is reasonable for the following reasons:

- There have not been substantial changes to the area.
- The project is still compatible with the area.
- The Applicant is finalizing its development plans.
- This is the first extension of time.

Therefore, a first extension of time for an additional two years is appropriate. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action)

## RELATED INFORMATION:

## APN:

176-15-601-010

## LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

## BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of easements to facilitate the development of the site while dedicating the required portions to the public rights-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0233-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2005
MPC-0466-02	Major project for a neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues to Clark County and affected property owners	Approved by BCC	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

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

### Related Applications

Application Number	Request
WS-25-0507	Waivers of development standards and a design review for a shopping center is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### 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 Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

- The installation of detached sidewalks will require the 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:** SCA DESIGN

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052







# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0508

15A

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

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

Date: 8/13/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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4701 N. Durango Dr., Las Vegas

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Hollywood Recreation & Community Ctr.  
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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**

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 2/20/25**

#### **Department of Comprehensive Planning**

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-601-010

PROPERTY ADDRESS/ CROSS STREETS: S RAINBOW BLVD. AND W WIGWAM AVE.

### DETAILED SUMMARY PROJECT DESCRIPTION

Design review of a proposed Commercial shopping center development located on the Northwest corner of Rainbow Blvd. & Wigwam Ave.

### PROPERTY OWNER INFORMATION

NAME: NEW CHINATOWN INVESTMENT L L C  
ADDRESS: 5410 W Spring Mountain Road unit 100  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89146  
TELEPHONE: \_\_\_\_\_ CELL 702-683-6188 EMAIL: jhpoa@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang  
ADDRESS: 3203 Elk Clover St  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-683-6188 EMAIL: jhpoa@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: SHELDON COLEN  
ADDRESS: 2525 W. HORIZON RIDGE PKWY. SUITE 230  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.719.2020 CELL \_\_\_\_\_ EMAIL: PROJECTS@SCADESIGN.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.

  
Property Owner (Signature)\*

Jason Sheng Huang  
Property Owner (Print)

4/4/2025  
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: \_\_\_\_\_

PL MEETING DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLC MEETING DATE: \_\_\_\_\_

Fees: \_\_\_\_\_

TAB/LAC LOCATION: \_\_\_\_\_

DATE: \_\_\_\_\_

02/05/2024



May 7, 2025

Clark County  
Map Team  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

**Re: Rainbow and Wigwam, Zenith Project No. 251002  
Patent Easement Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by SCA Design to assist in filing a vacation application to vacate an existing Patent Easement associated with property located on the northwest corner of Rainbow Boulevard and Wigwam Avenue (Assessor's Parcel Number 176-15-601-010). As part of this project, right-of-way will be dedicated for Rainbow Boulevard, Wigwam Avenue, and Camero Avenue. It is necessary to vacate the portions of the Patent Easement that are outside of the right-of-way dedication in order to develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

**ZENITH ENGINEERING**

A handwritten signature in black ink, appearing to read 'Julie Izzolo', is written over a horizontal line.

Julie Izzolo, PE  
Principal

**PUBLIC HEARING**

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

**WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone.

Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-15-601-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the width of a landscape buffer to 9 feet where a minimum of 15 feet is required per Section 30.04.02C (a 40% reduction).
2.
  - a. Reduce the driveway throat depth for a proposed driveway along Camero Avenue to 39 feet where a minimum of 50 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 22% reduction).
  - b. Reduce the driveway approach distance to the intersection of Camero Avenue and Rainbow Boulevard to 83 feet where a minimum distance of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 45% reduction).
  - c. Reduce the driveway departure distance from the intersection of Wigwam Avenue and Rainbow Boulevard to 136 feet where a minimum distance of 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 29% reduction).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 50 (Building A)/37 (Building B)
- Square Feet: 28,861 (Building A)/11,900 (Building B)

- Parking Required/Provided: 116/138
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a proposed shopping center accessed via driveways from Camero Avenue to the north, Rainbow Boulevard to the east, and Wigwam Avenue to the south. The shopping center features 2 buildings. Building A is 28,861 square feet and is set back 13 feet from the north property line, 14 feet from the west property line, and 155 feet from the south property line. Building B is 11,900 square feet and is set back 13 feet from the east property line, 12 feet from the south property line, and 80 feet from the west property line. Parking is provided throughout the site, with electric vehicle charging and capable spaces located in the northeast corner of the site. Pedestrian walkways are provided throughout the site and around the perimeters of both buildings, connecting the parking areas to the building entrances. The trash enclosures are located near the east property line. There are 2 loading zones located in the southern portion of the site.

### Landscaping

The plans depict detached sidewalks along Camero Avenue, Rainbow Boulevard, and Wigwam Avenue, with street landscaping along all 3 streets consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping, consisting of medium trees and shrubs. While the parking area planters are not provided in all required locations, the overall number of parking area trees meets Title 30 standards. The west side of the site is adjacent to a residential zone, requiring a 15 foot wide landscape buffer with a double row of evergreen trees spaced 20 feet on center and an 8 foot high decorative screen wall. The applicant is proposing an 8 foot high decorative screen wall and a landscape buffer that ranges in width from 15 feet to 33 feet along the southwest portion of the site, featuring shrubs and a double row of large evergreen trees. Along the west and northwest portions of the site, the landscape buffer is reduced to a minimum of 9 feet to accommodate a sidewalk around the perimeter of the building, and features shrubs and a single row of large evergreen trees. The reduction of the landscape buffer for these portions of the site requires a waiver of development standards.

### Elevations

The plans depict 2 buildings, Building A and Building B. Building A is generally 26 feet high, but reaches a maximum height of 50 feet due to varying rooflines and towers. Building B is also generally 26 feet high, but reaches a maximum height of 37 feet due to varying rooflines and a tower. Both buildings feature a variable roofline constructed with metal, aluminum storefront doors and windows, architectural articulations, and metal awnings over the doors and windows. The building facades feature a combination of metal, stone, and stucco, with colors including grey, white, orange, and black.

### Floor Plans

The plans depict 2 buildings, Building A and Building B. Building A is 28,861 square feet in total, including 15,500 square feet in retail space and 13,361 square feet in restaurant space. Building B is 11,900 square feet in total, all of which is restaurant space.



### Applicant's Justification

The applicant states the required 15 foot wide landscape buffer is provided for a portion of the west property line, but is reduced to 9 feet to accommodate a sidewalk along the west side of Building A. The reduced approach distance for the driveway along Camero Avenue is due to the entrance and configuration of the fire lane, which has been designed to comply with the requirements of the Fire Department. The reduced departure distance for the driveway along Wigwam Avenue is necessary due to the width of the lot, which does not allow the distance requirement to be met. The driveway has been located as far away from the intersection as possible. The reduced driveway throat depth for the driveway along Camero Avenue is necessary to avoid safe traffic flow within the site.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0233-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2005
MPC-0466-02	Major project for a neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues to Clark County and affected property owners	Approved by BCC	August 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0508	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**

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff finds that the applicant is providing an 8 foot high decorative screen wall along the entire west property line, which is adjacent to a residential zone, as required by Title 30. The 15 foot wide landscape buffer with a double row of evergreen trees is provided in the southwest portion of the site, buffering the adjacent residential zone from the more intense activities of parking and vehicular circulation. The west and northwest areas of the site feature a 9 foot wide landscape area with a single row of evergreen trees, with these portions being located behind the larger of the 2 proposed buildings. Staff finds that the proposed buffering and screening will adequately mitigate the intensity of the commercial uses and activities on-site, minimizing the possibility of adverse impacts on the adjacent residential zone, which is currently undeveloped. For these reasons, staff can support this request.

#### Design Review

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

Staff finds that the site is well designed and compatible with the surrounding area, which features a mix of residential, commercial, and undeveloped properties. The proposed shopping center meets the non-residential design standards of Title 30, while also meeting the sustainability requirements of Title 30. The parking area and pedestrian walkways will facilitate safe vehicle and pedestrian navigation within the site. The proposed development is also consistent with Policy EN-5.3 of the Master Plan, which seeks to limit the conversion of industrial and commercial lands for the purposes of residential development to protect the health and quality of life of residents, limit land use conflicts, reduce impacts from the airport, lessen impacts to airport operations, and to protect the viability of existing and future employers and businesses within Enterprise. For these reasons, staff can support this request.

#### Public Works - Development Review

##### Waiver of Development Standards #2a & #2b

Staff has no objection to the reduction in throat depth and approach distance for the Camero Avenue commercial driveway. Although the throat depth and approach distance do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

##### Waiver of Development Standards #2c

Staff has no objection to the reduction in departure distance for the Wigwam Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow.

**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 Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0051-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCA DESIGN

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 16A

APPLICATION NUMBER(s): WS-25-0507

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

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

Date: 8/13/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<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 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**

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 2/20/25**

#### **Department of Comprehensive Planning**

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

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-601-010

PROPERTY ADDRESS/ CROSS STREETS: S RAINBOW BLVD. AND W WIGWAM AVE.

### DETAILED SUMMARY PROJECT DESCRIPTION

Design review of a proposed Commercial shopping center development located on the Northwest corner of Rainbow Blvd. & Wigwam Ave.

### PROPERTY OWNER INFORMATION

NAME: NEW CHINATOWN INVESTMENT L L C

ADDRESS: 5410 W Spring Mountain Road unit 100

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

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

CELL 702-683-6188

EMAIL: jhpoa@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Jason Sheng Huang

ADDRESS: 3203 Elk Clover St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

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

CELL 702-683-6188

EMAIL: jhpoa@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: SHELDON COLEN

ADDRESS: 2525 W. HORIZON RIDGE PKWY. SUITE 230

CITY: HENDERSON

STATE: NV

ZIP CODE: 89052

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

TELEPHONE: 702.719.2020

CELL \_\_\_\_\_

EMAIL: PROJECTS@SCADESIGN.COM

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

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

Property Owner (Signature)\*

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: \_\_\_\_\_

PLANNING MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

COMMITTEE MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TRAIL/LOC LOCATION: \_\_\_\_\_

DATE \_\_\_\_\_



Jun 30, 2025

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

**RE: Justification Letter for proposed commercial shopping center development at Rainbow Blvd. & Wigwam Ave.**

Please accept this letter as justification for the proposed commercial shopping center development located on the Northwest corner of Rainbow Blvd. & Wigwam Ave. (APN: 176-15-601-010). Currently zoned commercial general (CG). On behalf of our client, we submit our request for a Design Review. Through this design review, we respectfully ask for your approval of the following waivers of development standards.

- 1) Request Waiver of Development Standards 30.04.02 & 30.04.06 to allow a 9'-1" at the shorter side landscape buffer with one row of trees where a 15'-0" landscape buffer with 2 rows of trees offset is required. We provide a 15'-0" wide landscape buffer with two rows of trees along 164'-6" of the southern portion of the west property line. This buffer is reduced to 9'-1" and one row of trees followed by a sidewalk for the rest of the property line that will be only used by the workers of the nearest building, as this is not so commonly used, giving us a total space of more than 15'-2" from the property line. To help with this waiver, trees will be provided every 20' along the perimeter streets of the lot, thus meeting the required number of trees. We respectfully ask for your approval of this waiver.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on Camero Ave. to allow for an approach distance of 83'-7", where 150'-0" is required. Due to the entrance and configuration of the fire lane, complying with the fire department codes could not be longer, at least on the Camero Ave. driveway.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on Wigwam Ave. to allow for a departure distance of 136'-10", where 190'-0" is required. Due to the width of the lot along Wigwam, providing the 190'-0" departure distance would place the driveway outside of our property line. The driveway is located as far away from the intersection as possible but still within our boundary.
- 4) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) as for an ingress throat depth distance of 39'-3" on Camero Ave. where 50 feet is required. Providing the 50-foot throat depths would have a negative impact on the flow of traffic within the site.

We also request a design review for alternative landscaping to allow 10 parking spaces between landscaping where 6 is the maximum allowed. To help with this request, we are providing more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking and interior landscape islands.

## SUSTAINABILITY

POINTS	
1	Water-Efficient Planting: 95% or more of all required landscapes have very low or low water needs.
1	Parking Lot Trees: Trees provided in the parking area cover more than 50% of paved areas.
1	Cool Roof: low-slope roofs material to be Carlisle – Sure – White EPDM Membrane which has an SRI of 98.
3	Shade Structures: Minimum of 3’ overhang shade/awning are provided on all windows and doors
.5	Non-Residential Ventilation: 15’-0” ceiling being proposed for buildings.
.5	Low-Emissivity Glass: Glass on all windows to be low-emissivity glass.
7	TOTAL POINTS

To help with Clark County’s vision of creating a sustainable environment/development, we incorporated the following provisions into our design. All proposed plants have “very low” to “low” water needs. This will help with Clark County’s water conservation effort. The trees will cover more than 50% of the parking areas, which will help reduce the heat island effect. The proposed roofing material is Carlisle Sure-White EPDM membrane, it has an SRI greater than 78 and all glazing of the windows will be low-e. In addition, we provide awnings over the windows and doors with a minimum 3’-0” overhang.

Building A will be 28,861 sq. ft. and stand 49’-6” tall. Building B will be 11,900 sq. ft. and stand 36’-6” tall. As part of this application, we are requesting a Design Review for an alternative building entrance for Building B. The site is accessible from Rainbow Blvd. via a 35’-0” driveway, Wigwam Ave. via a 39’-0” driveway and W. Camero Ave. via a 35’-0” driveway, as well as ADA compliant pedestrian walkways.

Per table 30.04-2 of the Title 30: Unified Development Code; A total of 116 parking spaces are required, we provide 148 spaces including 6 accessible spaces, 14 EV-capable parking spaces and 4 EV-installed, (one of the EV-Installed is accessible). Which represents a total of 6.8% overparking, falling below the 15% overparking rate accepted by the standard code of Clark County. All parking is to be illuminated, to comply with Title 30, and can be easily accessed by customers and employees via walkways located at building entrances.

Adequate landscape would be provided in the form of terminal islands where parking occurs as well as landscape buffers, and landscape fingers, also, per 30.04.06.I.2. a 15’-0” wide landscape buffer in front to the proposed parking will be provide along the west property line with two rows of trees at 20’-0” O.C.; All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. Landscaping would be proposed to screen the trash enclosures which would have open lattice roofs and painted CMU walls to complement the buildings.

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

Thank you,

Sheldon Colen  
SCA Design



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**ZONE CHANGE** to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

176-10-101-004; 176-10-101-005

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7581 W. Warm Springs Road
- Site Acreage: 4.37
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the request for RS2 zoning is appropriate since the site is planned for Compact Neighborhood (CN) uses and is located adjacent to RM18 zoning to the west. Furthermore, the applicant states the request allows for a cohesive and harmonious environment while allowing for in-fill development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0567-13	Reclassified the site from C-2 to R-2 zoning - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 zoning subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	April 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential planned unit development (townhouses)

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

### Related Applications

Application Number	Request
WS-25-0449	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0448	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500108	A tentative map for 43 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 request for RS2 zoning is conforming to the Compact Neighborhood (CN) land use category on the site and is compatible with the surrounding area. The properties on the south side of Warm Springs Road that are planned for commercial uses have transitioned to residential uses over the years through nonconforming zone changes. Furthermore, the proposed RS2 zoning allows for a transition from the lower density RS3.3 zoning to the east to the higher density RM18 zoning to the west. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS2 zoning is 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.



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

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

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

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

##### **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.

##### **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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: FRED SADRI**

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0447; VS-25-0448; WS-25-0449; TM-25-500108

# 17A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 09/03/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

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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**

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

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Tammy Harris, Secretary  
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1340 E. Highway 168, Moapa

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Mountain Springs Fire Station  
State Route 160, Mountain Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
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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>



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-10-101-004 & 176-10-101-005

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs Rd & Pioneer Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a proposed 4.37 gross acre, 43-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: Forest Hill Family Trust and Sadri Fred TRS

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV ZIP CODE: 89145

TELEPHONE: 702-371-9645 CELL: \_\_\_\_\_ EMAIL: fredsadri1@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Fred Sadri

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-371-9645 CELL: \_\_\_\_\_ EMAIL: fredsadri1@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / ATTN: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: NicoleC@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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 3/11/2024

### DEPARTMENT USE ONLY

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

APPLICATION # (X) \_\_\_\_\_

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

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

DATE: \_\_\_\_\_

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

FILED: \_\_\_\_\_

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

DATE: \_\_\_\_\_

June 6, 2025

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

**Re: Warm Springs & Pioneer  
APR-25-100257  
APN: 176-10-101-004 & 176-10-101-005  
Justification Letter for Vacations**

To whom it may concern:

Taney Engineering, on behalf of Forest Hill Family, is submitting justification for the following vacations:

**Right-of-way Vacation**

This request is to vacate 5-foot of the right-of-way, along the north of Pioneer Way and east boundaries of Warm Springs Road.

Due to the proposed single-family residential development, the right-of-way vacation is necessary to construct a detached sidewalk along the north boundary and allow for street facing lots with detached sidewalk along the east boundary.

**Patent Easement Vacation**

This request is to vacate 33-feet of the patent easement, along the west and south boundaries; along with 8-feet of the patent easement along the east boundary.

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

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

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

Sincerely,

*Jessica Walesa*

Jessica Walesa  
Coordinator



## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action)

## RELATED INFORMATION:

## APN:

176-10-101-004; 176-10-101-005

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of right-of-way, measuring 5 feet in width, along Warm Springs Road and Pioneer Way. The vacation is necessary to accommodate the required detached sidewalks. The plans also depict the vacation and abandonment of government patent easements measuring between 8 feet to 33 feet in width. The patent easements are no longer needed for roadway or utility purposes and the vacation is necessary to facilitate the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0567-13	Reclassified the site from C-2 to R-2 zoning - expired	Approved by BCC	December 2013
NZC-1839-03 (EX-0065-07)	First extension of time to reclassify the site from R-E to C-2 zoning subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	April 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

### Related Applications

Application Number	Request
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0449	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500108	A tentative map for a 43 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 a patent easement that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

#### Staff Recommendation Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: FRED SADRI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0447; VS-25-0448; WS-25-0449; TM-25-500108

# 18A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

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### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 09/03/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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

Page 2 of 4





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-10-101-004 & 176-10-101-005

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs Rd & Pioneer Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation application(patent & right of way) for a proposed 4.37 gross acre, 43-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: Forest Hill Family Trust and Sadri Fred TRS

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV ZIP CODE: 89145

TELEPHONE: 702-371-9645 CELL \_\_\_\_\_ EMAIL: fredsadri1@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Fred Sadri

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-371-9645 CELL \_\_\_\_\_ EMAIL: fredsadri1@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / ATTN: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: NicoleC@taneyeng.com

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

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

Property Owner (Signature)\* \_\_\_\_\_

Property Owner (Print) \_\_\_\_\_

Date

3/11/2024

### DEPARTMENT (CHECK ONE)

☐ AC

☐ AB

☐ ET

☐ PUDD

☐ SN

☐ UL

☐ WS

☐ ADR

☐ AV

☐ IP4

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☐ TC

☐ VS

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☐ UP

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☐ OTHER \_\_\_\_\_

APPLICATION # \_\_\_\_\_

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

PLANNING DEPT \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING DEPT \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING DEPT \_\_\_\_\_

DATE \_\_\_\_\_

June 6, 2025

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

**Re: Warm Springs & Pioneer  
APR-25-100257  
APN: 176-10-101-004 & 176-10-101-005  
Justification Letter for Vacations**

To whom it may concern:

Taney Engineering, on behalf of Forest Hill Family, is submitting justification for the following vacations:

**Right-of-way Vacation**

This request is to vacate 5-foot of the right-of-way, along the north of Pioneer Way and east boundaries of Warm Springs Road.

Due to the proposed single-family residential development, the right-of-way vacation is necessary to construct a detached sidewalk along the north boundary and allow for street facing lots with detached sidewalk along the east boundary.

**Patent Easement Vacation**

This request is to vacate 33-feet of the patent easement, along the west and south boundaries; along with 8-feet of the patent easement along the east boundary.

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

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

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

Sincerely,  
*Jessica Walesa*

Jessica Walesa  
Coordinator

**PUBLIC HEARING**

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

**WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.

**DESIGN REVIEW** for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-10-101-004; 176-10-101-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce street landscaping along Pioneer Way to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 4.37
- Project Type: Single-family residential development
- Number of Lots: 43
- Density (du/ac): 9.84
- Minimum/Maximum Lot Size (square feet): 2,975/4,456
- Number of Stories: 2
- Building Height (feet): 25.5 to 28.5
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 8,600/9,663

**Site Plan**

Access to the development is granted via a proposed north/south private street, measuring 43 feet in width, that connects to Warm Springs Road. A secondary point of access to the development is granted via a proposed 43 foot wide east/west private street, Tenaya Springs Avenue, that connects to Pioneer Way and the private north/south street within the subdivision. A 4 foot wide

attached sidewalk is proposed along the west side of the north/south private street and along the north and south sides of Tenaya Springs Avenue.

#### Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Warm Springs Road. A single, 5 foot wide landscape strip is provided on the east side of the detached sidewalk along Pioneer Way, necessitating a waiver of development standards to reduce street landscaping. The street landscape area consists of large trees in areas unencumbered by sight zones, shrubs, and groundcover. The proposed single-family residential development requires 8,600 square feet of open space where 9,663 square feet of open space is provided. More specifically, the required open space is comprised of Common Element E, located immediately north of Lots 18 and 41 adjacent to the south side of Tenaya Springs Avenue, and Common Element C, located between Lots 12 and 13 on the west side of the private street.

#### Elevations

The plans depict 2 story model homes ranging between 25.5 to 28.5 feet in height. Each model home consists of a pitched, concrete tile roof, stucco siding, window trim. Some models include stone veneer accents on the front elevation of the residences and all models include attached patio covers.

#### Floor Plans

The plans depict 2 story model homes measuring between 1,284 to 1,609 square feet in area. The models consist of multiple bedrooms, bathrooms, kitchen, dining room, and great room. All models include attached, 2 car garages which are accounted for in the overall area of the residences.

#### Applicant's Justification

A 15 foot wide street landscape area is proposed along Warm Springs Road, along the north boundary of the development. The required number of trees will be provided along Pioneer Way however the last strip of landscaping will not be provided. Thirteen trees are required along Pioneer Way where 20 trees are provided on the landscape plan.

#### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Reclassified the site from C-2 to R-2 zoning - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 zoning subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	April 2004

### **Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

### **Related Applications**

Application Number	Request
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
VS-25-0448	A vacation and abandonment for government patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500108	A tentative map for a 43 lot single-family residential subdivision is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waiver of Development Standards

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

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. The fronting of homes along Pioneer Way does not create any design constraints that restrict the placement of the required 5 foot wide street landscape area behind the detached sidewalk. Although the applicant has provided trees in the front yards of homes on Pioneer Way, staff finds the lack of a continuous landscape strip does not comply with the requirements for required for street and sidewalk shading along Pioneer Way. Therefore, staff recommends denial of 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.

The layout and internal street network of the proposed subdivision is functional, with 2 access points to the development. Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. Furthermore, the density for the proposed subdivision is also consistent with the single-family residential development within the immediate area. However, staff is concerned that the lack of a landscape strip behind the detached sidewalk along Pioneer Way has not been adequately addressed. Therefore, since staff is not supporting the waiver of development standards to reduce street landscaping, staff recommends denial of the design review.

#### **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**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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



**Public Works - Development Review**

- Drainage study and compliance;
- 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.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT: FRED SADRI****CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0447; VS-25-0448; WS-25-0449; TM-25-500108

# 19A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 09/03/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-10-101-004 & 176-10-101-005

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs Rd & Pioneer Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a proposed 4.37 gross acre, 43-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: Forest Hill Family Trust and Sadri Fred TRS

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 702-371-9645

CELL

EMAIL: fredsadri1@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Fred Sadri

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID #

TELEPHONE: 702-371-9645

CELL

EMAIL: fredsadri1@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / ATTN: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: NicoleC@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code that the information on the attached legal description, all plans and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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) [Signature]

Property Owner (Print)

Date

3/11/2024

### DEPARTMENT USE ONLY

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☐ WC

☐ OTHER

APPLICATION #

CLERK'S

PLANNING DATE

DATE

APPROVAL DATE

DATE

APPROVAL DATE

DATE

June 6, 2025

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

**Re: Warm Springs & Pioneer  
APR-25-100257  
APN: 176-10-101-004 & 176-10-101-005  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Forest Hill Family Trust, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 4.37 gross acre, 43-lot single-family residential subdivision.

**Proposed Single-Family Residential Subdivision**

The subject site is 4.37 gross acres and located south of Warm Springs Road and west of Pioneer Way. A Tentative Map is requested to allow for the development of a 43-lot single-family residential subdivision with a density of 9.84 dwelling units per acre. The lots range in size from 2,975 square feet to 4,456 square feet, with an average lot size of 3,158 square feet. The site is currently zoned CG (Commercial General). It has a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2).

Warm Springs Road and Pioneer Way will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-29 will be accessed via a 39-foot-wide private street that terminates in a sub street. The subdivision will have two entrances one be accessed through Warm Springs Road and the other private street will be accessed through Pioneer Way. Lots 30-43 will be fronting Pioneer Way with L curb, depressed driveways, and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Warm Springs Road. Pioneer Way will have a 5-foot landscape easement, a sidewalk and then a tree will be placed where the 5-foot easement should be located but the homeowner will have to maintain the tree in front of their home.

<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 (Undeveloped)	CN (Compact Neighborhood – up to 18du/ac)	CG (Commercial General)
North (Undeveloped)	BE (Business Employment)	IP (Industrial Park)



South (Developed)	MN (Mid-Intensity Suburban Neighborhood- up to 8du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood- up to 8du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	CN (Compact Neighborhood – up to 18du/ac)	Residential Multi-Family 18 (RM18)

#### **Waiver of Development Standards – Street Landscaping**

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for partial landscaping along lots 29-41 fronting Pioneer Way. We are proposing 15-foot street landscaping on Warm Springs Road, located to the north of the development. This is so that the lots that are fronting Pioneer Way will not be impaired by the sight visibility zones. Pioneer way will follow the 15-foot landscape easement without the last 5 feet becoming an easement. Pioneer from the street inwards will have 5-foot landscape easement, then the 5-foot sidewalk and then the trees will be places 5 feet of the sidewalk without becoming an easement. The total frontage of Pioneer Way is 578.1 feet and subtracting the driveways is totals up to 386.1 that would require 13 trees. The fee-in-lieu would be 0 dollars because we are providing 20 trees along Pioneer Way.

#### **Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 3.5 -foot-high retaining wall along the entire property boundary of lot 24, a 3.5 retaining wall where 3 is allowed. The Cross Sections show 3 feet, but we are asking for 3.5 as an extra buffer. The increase in height is necessary so that the site maintains adequate drainage.

#### **Design Review – Architecture**

This request is for a design review for 4 architectural floor plan and elevations. The two-story detached single-family homes range from 1,284 square feet to 1,609 in size. The maximum dimension of the house will be 25' by 51', this ensures the fit of these houses on the lot. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	24'-8"	2 car garage
Cypress	25' Series	1,421	2 story	23'-8"	2 car garage
Juniper	25' Series	1,540	2 story	26'-2"	2 car garage
Oak	25' Series	1,609	2 story	23'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
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Birch	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Cypress	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Juniper	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <p>Window Trim</p>
Oak	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <p>Window Trim</p>

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,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in black ink and is positioned above the printed name and title.

Susan Florian  
Land Planner



## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**TENTATIVE MAP** consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

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

176-10-101-004; 176-10-101-005

**LAND USE PLAN:**

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

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

- Site Acreage: 4.37
- Project Type: Single-family residential development
- Number of Lots: 43
- Density (du/ac): 9.84
- Minimum/Maximum Lot Size (square feet): 2,975/4,456

**Project Description**

Access to the development is granted via a proposed north/south private street, measuring 43 feet in width, that connects to Warm Springs Road. A secondary point of access to the development is granted via a proposed 43 foot wide east/west private street, Tenaya Springs Avenue, that connects to Pioneer Way and the private north/south street within the subdivision. A 4 foot wide attached sidewalk is proposed along the west side of the north/south private street and along the north and south sides of Tenaya Springs Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0567-13	Reclassified the site from C-2 to R-2 zoning - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 zoning subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	April 2004

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
VS-25-0448	A vacation and abandonment for government patent easements and portions of right-of-way is a companion item on this agenda.
WS-25-0449	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

Staff is not supporting the associated waiver of development standards and design review requests; therefore, staff recommends denial of the tentative map.

##### **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**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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



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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 streets shall have approved names and suffixes;
- Approved street name list is required from the Combine Fire Communications Center.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: FRED SADRI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 20A

APPLICATION NUMBER(s): ZC-25-0447; VS-25-0448; WS-25-0449; TM-25-500108

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 09/03/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

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

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## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-10-101-004 & 176-10-101-005

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs Rd & Pioneer Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change for a proposed 4.37 gross acre, 43-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: Forest Hill Family Trust and Sadri Fred TRS

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89143

TELEPHONE: 702-371-9645 CELL \_\_\_\_\_

EMAIL: fredsadri1@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Fred Sadri

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

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

TELEPHONE: 702-371-9645 CELL \_\_\_\_\_

EMAIL: fredsadri1@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / ATTN: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-362-8844 CELL \_\_\_\_\_

EMAIL: NicoleC@taneyeng.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.

Property Owner (Signature) \_\_\_\_\_

Property Owner (Print) \_\_\_\_\_

Date 3/11/2024

### DEPARTMENT OF COMPREHENSIVE PLANNING

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> CA	<input type="checkbox"/> UL	<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"/> VL	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> UR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # \_\_\_\_\_

APPROVED BY \_\_\_\_\_

PLANNING DATE \_\_\_\_\_

DATE \_\_\_\_\_

RECEIVED DATE \_\_\_\_\_

RECEIVED \_\_\_\_\_

PREPARED BY \_\_\_\_\_

DATE \_\_\_\_\_

June 9, 2025

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

**Re: Warm Springs & Pioneer  
APR-25-100257  
APN: 176-10-101-004 & 176-10-101-005  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Forest Hill Family, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 4.37 gross acre, 43-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and a Design Review.

### **Property Information**

The subject site is 4.21 gross acres and located south of Warm Springs Road and west of Pioneer Way. A Tentative Map is requested to allow for the development of a 43-lot single-family residential subdivision with a density of 9.84 dwelling units per acre. The lots range in size from 2,975 square feet to 4456 square feet, with an average lot size of 3,158 square feet. The site is currently zoned CG (Commercial General). It has a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS2 (Residential Single Family 2).

Warm Springs Road and Pioneer Way will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-29 will be accessed via a 39-foot-wide private street that terminates in a sub street. The subdivision will have two entrances one be accessed through Warm Springs Road and the other private street will be accessed through Pioneer Way. Lots 30-43 will be fronting Pioneer Way with L curb, depressed driveways, and gutter.

A 15-foot landscape buffer, with detached 5-foot sidewalks, will be provided along Warm Springs Road. Pioneer Way will have a 5-foot landscape easement, a sidewalk and then a tree will be placed where the 5-foot easement should be located but the homeowner will have to maintain the tree in front of their home.

### **Zone Boundary Amendment**

This request is to rezone the subject parcels, currently zoned CG (Commercial General), to RS2 (Single Family Residential District 2). Although the subject parcels abuts properties zoned RS3.3 (Rural Estates Residential District 3.3), there is a development to the west with an RM 18 (Multi-Family Residential District RM18) zoning category. The presence of this adjacent RM18 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development



becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

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,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in dark ink and is positioned above the printed name and title.

Susan Florian  
Land Planner



09/03/25 BCC AGENDA SHEET

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:**

**ZONE CHANGE** to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action)

## RELATED INFORMATION:

### APN:

177-16-301-020; 177-16-301-022

### LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

### BACKGROUND:

#### Project Description

#### General Summary

- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Existing Land Use: Residential

#### Applicant's Justification

The applicant states the request for CP (Commercial Professional) zoning is compatible with the surrounding area. There are developments to the north and south with Commercial Resort zoning. In addition, the applicant also states there are personal care facilities and other home-based businesses in the area which makes this request for a zone change appropriate.

#### Surrounding Land Use

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Neighborhood Commercial & Entertainment Mixed-Use	RS20 & CG	Single-family residential development & mini-warehouse (currently under construction)

**Related Applications**

Application Number	Request
WS-25-0532	A waiver of development standards for a non-decorative fence, residential adjacency, and off-site improvements 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 CP (Commercial Professional) zoning is compatible with the surrounding area. There are developments to the north and south with Commercial Resort zoning. There is also a Commercial General zoned business (U-Haul) to the west. In addition, there are personal care facilities and other home-based businesses in the area. Policy EN-5.1 seeks to support the retention and expansion of light industrial, and employment uses within Enterprise which makes this request for a zone change appropriate. For these reasons, staff finds the request for the CP zone appropriate for this location.

**Staff Recommendation****Approval**

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

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 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 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:** JO MCNAMARA

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,  
NV 89147







# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0531 & WS-25-0532

# 21A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

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Bunkerville TAB Room  
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Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

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

## **INDIAN SPRINGS**

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-301-020 & 177-16-301-022

PROPERTY ADDRESS/ CROSS STREETS: Giles St. & Ford Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

Land use application for waiver of development standards and design review.

## PROPERTY OWNER INFORMATION

NAME: Robert Thomas McNamara & Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave. Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-296-7707 CELL: \_\_\_\_\_ EMAIL: jo.mcnamara@brprop.com

## APPLICANT INFORMATION (must match online record)

NAME: Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave. Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-296-7707 CELL: \_\_\_\_\_ EMAIL: jo.mcnamara@brprop.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: NicoleC@taneycorp.com

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

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

Robert T McNamara  
Property Owner (Signature)\*

Robert T McNamara  
Property Owner (Print)

02/07/2025  
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 \_\_\_\_\_

July 11, 2025

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

**Re: Giles & Ford  
APR-24-101523  
APN: 177-16-301-020 & 177-16-301-022  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of the property owner Jo McNamara, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for a proposed 2-lot commercial office development.

### **Project Information**

These subject parcels are 1.03 gross-acres and are located north of Ford Avenue and east of Giles Street. There are 2 existing lots which will not be combined but redeveloped to function together. APN 177-16-301-020 is 0.57 acres and APN: 177-16-301-022 is 0.46 acres. Each lot has an existing structure (home) which will be remodeled and slightly expanded to accommodate office use. A 2-lot commercial development with the building to the west APN: 177-16-301-020 having 5,530 square feet and the building to the south APN: 177-16-301-022 having 3,943 totaling to 9,473 square foot in building is proposed with the homeowner to be the tenant. These are two separate lots. The tenants will not have a cross-access agreement. Additionally, APN:177-16-301-020 will have a garage to the west side of the parcel. This will allow daytime vehicle parking within the space. The structure will feature a roll-up door and will be designed to match the existing building. The site will also have employee and customer parking stalls with 11 spaces covered.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of NC (Neighborhood Commercial). This proposed development abuts RNP/NPO to the east. A separate Zone Change to CP (Commercial Professional) is requested in support of this development.

Giles Street and Ford Avenue will maintain their rural standards. The property will be accessed via two driveways, Giles Street measuring 20-foot street and Ford Avenue having a 15-foot driveway. There will be two gated entrances to the northwest and the other to the south that will be 20 feet from the property line and will be open during business hours.

The site layout will begin on the western edge with the existing landscape to remain and more to be added and a sliding gate providing access. The existing building on the property will be remodeled into a 3,979-square-foot office space. Additionally, the property owner plans to expand the building by 1,551 square feet. To the northeast, the site will include a landscaped parking area with six covered stalls equipped with lighting, as well as a two-story garage located on the eastern side. A manual gate will be installed to the south of APN 177-16-301-020, serving as a separation between the two properties. This parcel will also feature a parking lot with five covered stalls and lighting, adjacent to an existing 3,943-square-foot building. The existing driveway on this property will be converted into a patio area. Another sliding gate will serve as the entrance on the western side of APN 177-16-301-020. While the parcels will remain as two separate properties, they are designed to function

cohesively. A 10-foot landscaped buffer will be provided along the northeast side of the site to screen and soften views from the adjacent residential property to the east.

<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 (Developed)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)
North (Undeveloped)	NC (Neighborhood Commercial)	CR (Commercial Resort)
South (Developed)	NC (Neighborhood Commercial)	CR (Commercial Resort)
East (Developed)	RN (Ranch Estates Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Undeveloped)	EM (Entertainment Mixed-Use)	CG (Commercial General)

#### **Waiver of Development Standards- Patio Setback**

This request is to waive Section 30.02.04 to allow for a setback of 0 feet where 6 feet is required. A 0-foot setback can be reasonably requested for the patio, despite the 6-foot requirement, because the structure has already been built in its current location. Requiring removal or modification of the patio at this stage would impose unnecessary hardship, especially if it does not negatively impact neighboring properties or compromise safety, drainage, or access. Granting the variance would simply recognize the existing condition without causing detriment to public interest, while ensuring the continued enjoyment of the property by its owners. Furthermore, if the patio was constructed in good faith or without prior knowledge of the setback requirement, this request serves as a practical resolution to bring the property into compliance without undue burden.

#### **Waiver of Development Standards- Non-Decorative Screen Fence**

This request seeks a waiver from Section 30.04.03B to allow the temporary retention of an existing non-decorative chain link fence along Giles Street, where current urban area standards require all street-facing fences and walls to be decorative in design. The intent is to maintain this chain link fence on a temporary basis until construction of the site commences. At that time, a permanent decorative wall, positioned behind the existing landscape buffer, will be constructed in compliance with design requirements. The existing fence is screened with neutral mesh material, which helps to minimize visual impact from the public right-of-way and adjacent properties. Given its temporary nature, existing screening, and the planned future improvements, the fence will not negatively affect the aesthetic quality or character of the surrounding area. Furthermore, the fence serves a

practical purpose in securing the undeveloped site prior to active development, ensuring safety and property protection without compromising the long-term vision for a fully compliant, visually cohesive streetscape.

#### **Waiver of Development Standards- Height of Non-Decorative Screen Fence**

This request seeks a waiver from Section 30.04.03 B to allow existing 6-foot-high fences along Giles Street where a maximum fence of wall of 3 feet is permitted within the front setback in commercial districts. The intent of this fence is to be temporary until the site has been developed. The chain linked fence will be removed and, in its place, will be the landscaping in the front and a wall behind the landscaping. The fence serves a practical purpose in securing the undeveloped site prior to active development, ensuring safety and property protection without compromising the long-term vision for a fully compliant, visually cohesive streetscape.

#### **Waiver of Development Standards –Buffering and Screening**

This request seeks a waiver from Section 30.04.02.C.1.i to allow for a 0- foot landscape buffer to the southeast, 0- foot to the south where a 15-foot landscape buffer is typically required. We are also asking for a 10-foot landscape buffer for the southwest side of the property. We also are requesting to have only one row of evergreen trees; this is for APN:177-16-301-020. The 0-foot landscaping to the south is so that the second house can have access to the parking lot. The adjacent property owner to the southeast operates a care facility and does not have a buffer along its northern or eastern boundary.

This request seeks a waiver from Section 30.04.02.C.1.i to allow a 0-foot landscape buffer to the north, a 0-foot landscape buffer to the east and a 10-foot landscape buffer to the west where 15-foot landscape buffer is required; this is for APN: 177-16-301-022. We are also requesting one row of evergreen trees where two rows are required. The 0-foot landscape buffer to the north is so that the parking can be connected to this house and 0 feet to the west so that a 15-foot drive aisle can fit there. We are trying to comply with code given the constraints that these houses have in place.

To meet the required 8-foot height for buffering and screening, a 6-foot concrete masonry unit (CMU) wall is proposed, topped with a 2-foot iron fence. This combination provides an effective balance of durability, security, and aesthetic appeal. The CMU wall offers a solid, long-lasting barrier that enhances privacy, sound attenuation, and protection from debris, while the iron fence extension allows for visual openness and airflow, reducing the imposing appearance of a full-height masonry wall. Additionally, this design can better integrate with surrounding architectural elements and landscaping, supporting a visually appealing streetscape while fulfilling the functional requirements for screening and buffer zoning.

#### **Waiver of Development Standards- Fences and Walls**

This request is to waive Section 30.04.03.B.1.ii.a(2) that requires buffering and screening that shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. We are seeking a waiver for the 8-foot wall requirement and propose utilizing the existing wall already constructed at the location. The remaining two feet will be constructed using an iron fence to meet the required 8-foot wall height; however, this portion will not be composed of CMU block. This approach minimizes the need to demolish and reconstruct existing walls, particularly where they are shared with adjacent residential properties. This will minimize disruption with the neighboring parcels. This approach would avoid the potential disruption and redundancy of adding an unnecessary double wall, ensuring minimal impact on neighboring properties



### **Waiver of Development Standards – Parking/ Residential Adjacency**

This request is to allow a parking lot along lot lines adjacent to residential per Section 30.04.06.L.1. The proposed parking lot adjacent to residential use is essential to support the office needs and the employees that will be working there. This is to ensure adequate and accessible parking for employees and visitors. This design reduces parking overflow on nearby streets, thereby minimizing potential disruptions to the surrounding residential area. The thoughtful planning of this parking lot balances the needs of the office with the preservation of the residential character, providing a practical and harmonious solution for the neighborhood.

### **Waiver of Development Standards – Trash Areas and Enclosures**

This request is to waive Section 30.04.05.D.5 to permit curbside trash pickup for both sites, in lieu of the required on-site trash enclosure typically mandated for office developments. The proposed waste collection area will be located externally to the site and will include provisions for recycling. Additionally, curbside pickup for trash at an office development offers several advantages over the installation of a permanent trash enclosure. It minimizes the need for dedicated space that could otherwise be used for parking, landscaping, or pedestrian access, which is especially valuable on constrained sites. Without a fixed enclosure, the visual impact is also reduced, helping to maintain a cleaner and more professional appearance for the development. Curbside pickup also simplifies waste management logistics by allowing direct access for collection vehicles, eliminating the need for property maintenance staff to relocate bins to and from an enclosure. Overall, curbside provides a more flexible, efficient, and cost-effective waste solution for modern office developments.

### **Waiver of Development Standards – Trash Setbacks**

This request is to waive Section 30.04.05.D.5 to permit a 0-side setback for both properties to property line where 15 feet is required. The zero setback allows for more efficient use of space on a constrained lot—is particularly important in understanding why this variance will not negatively affect neighboring properties. The constraint of the site is very important; every square foot becomes critical to achieving a functional and livable design. A 15-foot side setback significantly reduces the buildable area, which can limit the ability to construct a home or addition that meets modern space and layout needs. By allowing a 0-foot setback, the project can optimize the use of the available land without increasing building height, massing, or overall density. This efficiency supports smarter urban development by reducing land waste and potentially avoiding the need for variances elsewhere on the lot. Moreover, this approach can allow for better interior circulation, more usable living space, or the preservation of other valuable site features such as trees, yards, or parking—all without encroaching on neighbors' enjoyment of their own properties.

### **Waiver of Development Standards- Reduction of Drive Aisle**

This request is to waive Section 30.04.04.H to reduce the drive aisle 12 feet minimum where 24 feet is required for a one way and two-way drive aisle. The reduction in width is necessary because the existing house is already in place and will not be reconstructed. The available space from the property line to the house is 12 feet, which will determine the drive aisle width. Additionally, this adjustment ensures that the site remains functional while maintaining accessibility and minimizing unnecessary structural modifications.

### **Waiver of Development Standards – Throat Depth (Giles Street)**

This request is to allow for a minimum throat depth of 20 feet where 25 feet is required per Section 30.04.08(2) and Uniform Standard Drawing 222.1. Due to the anticipated low traffic volume on-site, no conflicts are expected. There will be no queuing due to the absence of gates. Similar reductions for other developments have also previously been approved.

#### **Waiver of Development Standards – Off-Site Improvements**

This request is to waive Section 30.04.08.C requiring full off-site improvements on Giles Street and Ford Avenue including curb, gutter, sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) next to an RNP/NPO overlay district and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights and partial paving.

#### **Design Review – Sustainability Points**

- All landscaping to be low water needs (1)
- Total Sustainability Points Achieved: 1 point

#### **Design Review – Office**

This request is for a design review of both office developments combined to a 1.03-acre site. The proposed commercial project consists of two single-lot developments featuring two office spaces within a 9,214-square-foot building. The intended tenants are the property owners, and the space will be used exclusively for office purposes, with no residential occupancy. The site design includes 16 designated parking spaces for vehicles.

#### **Design Review- Alternative Design for Trash Enclosures**

This application seeks design review approval for both office developments to allow the trash bins to remain unenclosed, deviating from the standard requirement for constructed trash enclosures. The request to forgo constructing trash enclosures around the bins is based on both functional and aesthetic considerations. The proposed placement of the bins is in a discreet, low-visibility area that does not detract from the overall appearance of the site or the surrounding properties. The design incorporates adequate screening through landscaping and strategic site layout, which mitigates visual impact without the need for a built structure. This alternative approach maintains site cleanliness and visual order while offering a more flexible, low-impact solution.

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

**WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-decorative fence along a street; 2) increase fence height; 3) eliminate and reduce buffering and screening; 4) modify residential adjacency standards; 5) reduce drive aisle width; 6) reduce throat depth; and 7) waive full off-site improvements.

**DESIGN REVIEW** for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh  
(For possible action)

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RELATED INFORMATION:

APN:

177-16-301-020; 177-16-301-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow an existing non-decorative fence (chain-link) along Giles Street where fences and walls along a street shall be decorative per Section 30.04.03B.
2.
  - a. Allow an existing 6 foot high chain-link fence along Giles Street where a maximum fence or wall height of 3 feet is permitted Section 30.04.03B (a 100% increase).
  - b. Allow a proposed 3 foot high CMU wall with an attached 5 foot high iron fence (8 feet in total height) along Giles Street where a maximum fence or wall height of 3 feet is permitted within the front setback per Section 30.04.03B (a 166.67% increase).
  - c. Allow a proposed 3 foot high CMU wall with an attached 5 foot high iron fence (8 feet in total height) along Ford Avenue where a maximum fence or wall height of 3 feet is permitted within the front setback per Section 30.04.03B (a 166.67% increase).
3.
  - a. Eliminate the required buffering and screening along the southwest boundary of the north parcel of the development (APN 177-16-301-020) where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
  - b. Reduce the required buffering and screening along the east and southeast boundaries of the north parcel of the development to 10 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C (a 33.4% reduction).
  - c. Eliminate the required buffering and screening along the west boundary of the south parcel of the development (APN 177-16-301-022) where buffering and

- screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
- d. Reduce the required buffering and screening along the east boundary of the south parcel of the development to 10 feet where buffering and screening shall consist of a 15 foot wide landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C (a 33.4% reduction).
  - e. Allow an 8 foot high fence where an 8 foot high decorative screen wall is required per Section 30.04.02C.
  - f. Allow a single row of large evergreen trees for the north parcel of the development where buffers require a double row of evergreen trees each row planted offset from one another per Section 30.04.02C.
  - g. Allow a single row of large evergreen trees for the south parcel of the development where a double row of offset evergreen trees is required per Section 30.04.02C.
4.
    - a. Allow the largest structure (detached garage) in a multi-building development not within the core of the development where required per Section 30.04.06G.
    - b. Allow parking areas for nonresidential development within 30 feet of a residential district where not permitted per Section 30.04.06L.
    - c. Allow parking areas for nonresidential development within 30 feet of a residential district to have a 10 foot wide landscape buffer and non-decorative block wall heights up to 7 feet where buffering and screening shall consist of a 15 foot wide landscape buffer with an 8 foot high decorative screen wall per Section 30.04.06L and Section 30.04.02C.
    - d. Allow areas containing outdoor garbage or recycling containers within 50 feet of an adjacent residential district where not permitted per Section 30.04.06K.
    - e. Reduce the rear setback for an accessory structure (detached garage) on the north parcel to 10 feet where a minimum of 30 feet is required per Section 30.04.06G (a 66.7% reduction).
  5.
    - a. Reduce drive aisle width to 12 feet for the north portion of the development where a minimum width of 24 feet is required per Section 30.04.04H and Table 30.04-3 (a 50% reduction).
    - b. Reduce drive aisle width to 15 feet for the south portion of the development where a minimum width of 24 feet is required per Section 30.04.04H and Table 30.04-3 (a 37.5% reduction).
  6.
    - a. Reduce throat depth for a driveway along Giles Street to 20 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 20% reduction).
    - b. Reduce throat depth for a driveway along Ford Avenue to 20 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 20% reduction).
  7.
    - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Giles Street where required per Section 30.04.08C.
    - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ford Avenue where required per Section 30.04.08C.

**LAND USE PLAN:**  
**ENTERPRISE - NEIGHBORHOOD COMMERCIAL**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Project Type: Office development
- Number of Stories: 1 (office buildings)/2 (detached garage)
- Building Height (feet): 19.5 (office building/north portion - APN 177-16-301-020); 26.5 (detached garage/north portion)/19.5 (office building/south portion - APN 177-16-301-022)
- Square Feet: 4,574 (office building/north portion); 1,209 (detached garage/north portion)/3,943 (office building/south portion)
- Parking Required/Provided: 27/24
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict 2 existing single-story single-family residences located on APNs 177-16-301-020 (north parcel) and 177-16-301-022 (south parcel) that will be converted into office buildings for property management companies. An addition is proposed to the building located on the north parcel. A proposed 2 story detached garage for vehicle parking and equipment and material storage (for landscaping of the property) is located on the east portion of the north parcel. The parcels will be separated by a proposed access gate that is centrally located between the sites; however, there will not be a cross-access agreement between the sites.

APN 177-16-301-020 (north parcel)

The existing 1 story single-family residence was constructed with the following setbacks: 1) 39 feet from the west (front) property line along Giles Street; 2) 5 feet from the south (side interior) property line; 3) 19 feet from the north (side interior) property line; and 4) 161 feet from the east (rear property line). The existing patio cover, located on the south side of the building, will be demolished during the construction of the office addition and new patio cover. The proposed detached garage features the following setbacks: 1) 269 feet from the west property line; and 2) 10 feet from the north, south, and east property lines. Fifteen parking spaces are located to the rear of the site while the one accessible space is located on the west side of the building. Access to the site is granted via an existing driveway adjacent to Giles Street. A waiver of development standards is requested to reduce the width of the vehicle drive aisle located north of the building to 12 feet, although it eventually transitions into a width of 24 feet. An existing 6 foot high non-decorative chain-link fence with mesh screening is located along the west property line adjacent to Giles Street, requiring a waiver of development standards. A 3 foot high CMU block wall with a 5 foot high iron fence will be constructed with the proposed development and set back 19 feet from Giles Street. A waiver of development standards is required as the largest building, the proposed detached garage, is not centrally located within the site. An additional waiver is required to allow a row of parking spaces within 30 feet of an RS20 zoned property developed with a single-family residence located south of the project site. A concrete pad



enclosed by a 3 foot high CMU block wall with an attached 5 foot high iron fence will enclose the trash and recyclable containers, in lieu of the standard trash enclosure. The trash enclosure is set back 11 feet from the west property line, and zero feet from the south property line, adjacent to an existing single-family residence, requiring a waiver of development standards. A waiver is also requested to allow the portion of the proposed wall/fence within the front yard setback along Giles Street. A request to waive full off-site improvements along Giles Street is also part of this application.

#### APN 177-16-301-022 (south parcel)

The existing 1 story single-family residence was constructed with the following setbacks: 1) 49 feet from the south (front) property line adjacent to Ford Avenue; 2) 15 feet from the east and west (side interior) property lines; and 3) 92 feet from the north (rear) property line. Nine parking spaces are located at the rear of the site while 2 parking spaces are located at the south portion (front) of the building. Access to the site is granted via an existing driveway adjacent to Ford Avenue. A waiver of development standards is requested to reduce the width of the vehicle drive aisle, located west of the building, to 15 feet, although it eventually transitions into a width of 36 feet. An additional waiver is required to allow a row of parking spaces within 30 feet of an RS20 zoned property developed with a single-family residence located east of the project site. A concrete pad enclosed by a 3 foot high CMU block wall with an attached 5 foot high iron fence will enclose the trash and recyclable containers, in lieu of the standard trash enclosure. The trash enclosure is set back 10 feet from the south property line, and 0 feet from the east property line, adjacent to an existing single-family residence, requiring a waiver of development standards. A 3 foot high CMU wall with an attached 5 foot high iron fence will be constructed along the south portion of the site, maintaining a setback of 10 feet from Ford Avenue. A waiver is requested to allow the wall/fence combination within the front yard setback. Access to the existing driveway, located immediately south of the building, will be blocked by the proposed wall/fence and will not be utilized for on-site parking. A request to waive full off-site improvements along Ford Avenue is also part of this application.

#### Landscaping

The plans depict street landscape areas, measuring between 11 feet to 19 feet in width along Giles Street and 10 feet in width along Ford Avenue, which consist of large trees, shrubs, and groundcover. A waiver of development standards is requested for the north parcel, APN 177-16-301-020, to eliminate the required buffering and screening along the southwest boundary and to reduce the required buffering and screening along the east and southeast boundaries to 10 feet, in addition to allowing a single row of evergreen trees. A waiver of development standards is also requested for south parcel, APN 177-16-301-022, to eliminate the required buffering and screening along the west boundary, to reduce the required buffering and screening along the east boundary, and to allow a single row of evergreen trees. Lastly, a waiver of development standards is requested to allow a combination of existing non-decorative block walls measuring between 5 to 7 feet in height with a proposed decorative fence measuring between 1 to 3 feet in height added to the walls (8 feet total) around the perimeter of both parcels. An alternative landscape plan is also requested as terminating landscaping finger islands are not provided on the west side of the building, located on the north parcel, and the south side of the building, located on the south parcel. Eleven trees are provided within the interior of the parking lot where 11 trees are required.

### Elevations

The plans depict existing 1 story single-family residences that will be converted to office buildings, measuring up to 19.5 feet in height with pitched concrete tile roofs. The buildings consist of a stucco exterior and will continue to maintain a residential appearance. The plans also depict a proposed 2 story detached garage, located on the north parcel, measuring up to 26.5 feet in height with a pitched concrete tile roof and a stucco exterior.

### Floor Plans

#### APN 177-16-301-020 (north parcel)

The plans depict an existing 3,022 square foot single-family residence that will be converted into an office building. An addition is proposed to the building measuring 1,552 square feet (enclosed space) for a total of 4,574 square feet. A 330 square foot patio is also being added. The interior of the building consists of multiple offices, conference room, storage, restroom facilities, and a break room.

#### APN 177-16-301-022 (south parcel)

The plans depict an existing 3,943 square foot single-family residence that will be converted into an office building. The interior design will be determined at a future date based on the needs of the tenant.

### Applicant's Justification

The proposed development will convert 2 existing single-family residences into offices for property management companies. An alternative landscape plan is proposed with the design review as the geometry and operational needs of converting the property to a commercial professional makes it impractical to incorporate finger islands while maintaining functional circulation and parking efficiency on this site. Several trees are strategically placed so that they serve dual purposes: some trees are located where they contribute both to the parking lot canopy requirements and to the landscape buffering along property boundaries. The intent is to maintain the existing 6 foot high chain-link fence along Giles Street on a temporary basis until construction of the site commences. At that time, a permanent decorative wall, positioned behind the existing landscape buffer, will be constructed in compliance with design requirements. The fence will be removed and replaced with proposed 3 foot CMU wall with decorative wrought iron fence on top, located behind the landscaping. The existing fence is screened with neutral mesh material, which helps to minimize visual impact from the public right-of-way and adjacent properties. The required landscape buffer is not being provided along the southwest property line of APN 177-16-301-020 or the west property line of 177-16-301-022 as the adjacent property owner operates a daycare facility. The applicant is proposing to utilize the existing non-decorative CMU block wall around the perimeter of both APNs associated with the development. The existing CMU block wall ranges in height from 4 feet 11 inches to 6 feet 9 inches. To meet the required wall height for buffering and screening, the existing walls will be topped with a 2 foot to 4 foot iron fence to meet the 8 foot requirement. The areas where the required landscape buffering will be reduced or not provided are limited to locations where physical constraints exist, including the necessary drive aisle and the existing backyard patio area, which will remain in place. Stepping down the detached garage in size as it approaches the residential adjacency is not recommended in this case because maintaining a consistent roofline and wall height is

critical for the structural integrity, usability, and aesthetic cohesion of the garage. A step-down would reduce the functional storage and clearance needed for vehicles and equipment, limiting the garage's intended use and creating awkward interior transitions that complicate construction and maintenance. The proposed parking lot adjacent to residential use is essential to support the office needs and the employees that will be working there. This is to ensure adequate and accessible parking for employees and visitors. This design reduces parking overflow on nearby streets, thereby minimizing potential disruptions to the surrounding residential area. The reduction to the drive aisle widths are necessary because the existing homes are already in place and will not be reconstructed. The reduced throat depth for Giles Street and Ford Avenue are requested due to the anticipated low traffic volume on-site, no conflicts are expected. There will be no queuing due to the gates being open during business hours. Full off-site improvements will not be provided along Giles Street or Ford Avenue as the adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CR	Undeveloped
South	Neighborhood Commercial	RS20 & CR	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Neighborhood Commercial & Entertainment Mixed-Use	RS20 & CG	Single-family residential & mini-warehouse - currently under construction

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0531	A zone change from RS20 to CP is a companion item on this agenda.

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

##### **Waivers of Development Standards**

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

#### Waivers of Development Standards #1 & #2a

Staff typically does not support requests to allow non-decorative fences (chain-link) and increased fence height within the urban area. However, this is an existing fence chain-link fence that is temporary in nature and will remain in place until the redevelopment of the site is completed. Furthermore, Title 30 allows temporary fences such as chain-link which are intended to be removed upon final development and use of the site. The waivers are necessary to allow the existing chain-link fence to remain until building permits are issued for the development of the site. Staff has no objection to this request, however, since staff is not supporting other portions of this application, staff recommends denial.

#### Waivers of Development Standards #2b & #2c

Staff finds the proposed 3 foot high CMU wall with an attached 5 foot high iron fence within the front setback along Ford Avenue and Giles Street is a self-imposed hardship. Therefore, staff recommends denial.

#### Waivers of Development Standards #3

The intent of buffering and screening is to reduce the impacts of uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater runoff. Staff recognizes there are some existing site constraints that present challenges to redeveloping the project site as a commercial development. The intent of an 8 foot high screen wall and the double row of evergreen trees is to provide an appropriate level of screening adjacent to less intensive zoning districts. Staff finds that eliminating or reducing the required buffers along the property lines adjacent to the RS20 zoning districts, in addition to not providing the required screen walls, may have a potential negative impact on the existing single-family residences. Therefore, staff recommends denial.

#### Waiver of Development Standards #4a

The intent of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located adjacent to residential zoning districts or within 200 feet of the Rural Neighborhood Preservation NPO.

The purpose of requiring the locating the largest structure within core of a multi-building development is to lessen the impact the structure may potentially have on adjacent residential uses. In this particular case, the largest structure being the proposed 2-story detached garage is set back 10 feet from the adjacent RS20 zoned lots to the east and south, which are developed with existing single-family residences. The proposed garage could be reduced to 1 story in height and centrally located within the site to have less of an impact on the adjacent residences. Staff is concerned the location of the 2 story structure may have a negative impact on the adjacent residences; therefore, staff recommends denial.

#### Waiver of Development Standards #4b & #4c

The intent of limiting parking spaces within 30 feet of residential zoning districts, in addition to providing buffering and screening, is to limit the impact vehicles may have on surrounding single-family residences. For example, the glare of headlights from parking lots during the evening hours that shine into residential yards may create a potential nuisance for residents.

Furthermore, the sounds of vehicle engines and people entering and exiting their vehicles also create a potential nuisance. For these reasons, staff cannot support the requests to allow parking spaces within 30 feet of a residential district and to reduce the required landscape buffer to 10 feet.

#### Waiver of Development Standards #4d

Staff finds eliminating the required setback of 50 feet for the alternative trash enclosures adjacent to the RS20 zoning districts is a self-imposed hardship. The trash enclosures can be located elsewhere on site, minimizing the impact on the adjacent single-family residences. Therefore, staff recommends denial of this request.

#### Waiver of Development Standards #4e

The intent of maintaining consistent side and rear zoning district setbacks along shared lot lines when adjacent to an NPO-RNP is to ensure a uniform pattern of development and mitigate any potential impact proposed structures may have on adjacent residential development. Staff finds the rear setback of 10 feet for the proposed 2 story detached garage is inconsistent with the minimum rear setback of 30 feet for RS20 and the existing rear setback of 167 feet for the 1 story single-family residence to the east. Therefore, staff recommends denial.

#### Waiver of Development Standards #5

The intent of requiring a 24 foot wide vehicle drive aisle for parking spaces angled at 90 degrees is to ensure there is adequate width within the aisle for vehicles to pass that are traveling in opposite directions. Staff recognizes there are design constraints associated with the conversion of the residences into office buildings; however, staff is concerned the reduced drive aisle widths may create potential vehicular conflicts and safety hazards. 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.

The interior conversion of the single-family residences to office buildings will allow the structures to remain residential in appearance. Staff does not object to the alternative landscape plan as 11 trees are provided for the site where 11 trees are required. The proximity of the alternative trash enclosures to the adjacent single-family residences may potentially create a nuisance in the form of odors. Due to the totality of the waivers of development standards requested for the proposed development, staff recommends denial of the design review.

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

##### Waiver of Development Standards #6

Staff cannot support the reduction in throat depth for Giles Street and Ford Avenue, since this is a self-imposed hardship. The site has no existing off-site improvements and is being converted to a commercial use. Therefore, there is no reason the site cannot meet minimum standards.

#### Waiver of Development Standards #7

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. With the redevelopment, the site needs to meet commercial construction standards. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that 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:** JO MCNAMARA

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,  
NV 89147

DRAFT





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0531 & WS-25-0532

22A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 08/13/25

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

### PLANNING COMMISSION (PC)

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

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

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

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 09/03/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

#### Please Note:

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-301-020 & 177-16-301-022

PROPERTY ADDRESS/ CROSS STREETS: Giles St. & Ford Ave.

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezoning parcels from current zoning, RS20, to CP Zoning concurrently for office use.

### PROPERTY OWNER INFORMATION

NAME: Robert Thomas McNamara & Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave. Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 702-296-7707 CELL: \_\_\_\_\_ EMAIL: jo.mcnamara@brprop.com

### APPLICANT INFORMATION (must match online record)

NAME: Delia Jo McNamara

ADDRESS: 8966 Spanish Ridge Ave. Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-296-7707 CELL: \_\_\_\_\_ EMAIL: jo.mcnamara@brprop.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: NicoleC@taneycorp.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Robert T McNamara  
Property Owner (Signature)\*

Robert T McNamara  
Property Owner (Print)

02/07/2025  
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 \_\_\_\_\_

June 12, 2025

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

**Re: Giles & Ford**  
**APR-24-101523**  
**APN: 177-16-301-020 & 177-16-301-022**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Mc Namara Jo, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 1.03 gross acre, 2-lot commercial subdivision. A separate request has been submitted for Waiver of Development Standards, and Design Reviews.

**Project Information**

This subject parcel is 1.03 gross-acres and located north of Ford Avenue and east of Giles Street. A 2-lot commercial development with a 9,214 square foot building is proposed with the home owner to be the tenant.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of NC (Neighborhood Commercial). This proposed development abuts RNP/NPO to the east. A separate Master Plan Amendment and Zone Change are requested in support of this development.

<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 (Developed)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)
North (Undeveloped)	NC (Neighborhood Commercial)	CR (Commercial Resort)
South (Developed)	NC (Neighborhood Commercial)	CR (Commercial Resort)
East (Developed)	RN (Ranch Estates Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Undeveloped)	EM (Entertainment Mixed-Use)	CG (Commercial General)

### **Zone Boundary Amendment**

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to CP (Commercial Professional). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), there is a development to the north and south with an CR (Commercial Resort) zoning category. Northwest of the property is zoned RS20 but it is a business for a person care facility. The property to the east once had a business license as an independent contractor. The presence of this adjacent CR zoning category, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

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,

A handwritten signature in dark ink, reading "Susan Florian". The signature is fluid and cursive, with the first name "Susan" and last name "Florian" clearly legible.

Susan Florian  
Land Planner

