



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

October 15, 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 [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser, Vice Chair  
Chris Caluya

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

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

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

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

BOARD OF COUNTY COMMISSIONERS  
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 October 1, 2025. (For possible action)
- IV. Approval of the Agenda for October 15, 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)
    - **PARKTOBERFEST**, Free Family Event  
October 25<sup>th</sup> 4 pm to 8pm, Silverado Ranch Park, 9855 Gillespie St. Las Vegas, Nv  
702-455-6811 For More INFO
    - **HOWLOWEEN, CALLING ALL PARTY ANIMALS FOR A HOWLING-GOOD TIME**, Pet-Costume Contest, Animal Adoptions, Vegan Dog Treats  
TIME, Saturday, October 25, 2 pm to 4 pm, Desert Bloom Park  
8405 S Maryland Parkway, Questions 702-455-3535
    - **Monster Mash Trunk or Treat**, October 30, Free Entry 5pm to 8:30 pm,  
Crossing Church 7950 W. Windmill Lane, DJ, Food Trucks and Free Candy
- VI. Planning and Zoning
  1. **TM-25-500160-DIAMOND ARVILLE, LLC:**  
**TENTATIVE MAP** consisting of 1 industrial lot on 1.25 acres in IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Arville Street and south of Richmar Avenue (alignment) within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**
  2. **TM-25-500161-DIAMOND FORD, LLC:**  
**TENTATIVE MAP** consisting of 1 industrial lot on 2.5 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action) **10/21/25 PC**
  3. **WS-25-0610-HEAVENLY TRUST & STARRING TAMMY TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce and eliminate setbacks for existing accessory structures; **2)** increase fence/wall height; and **3)** allow lighting that is not shielded in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Raven Avenue within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**

4. **ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive (alignment) within Enterprise (description on file). JJ/gc (For possible action) 11/05/25 BCC
5. **VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive (alignment) and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action) 11/05/25 BCC
6. **DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**  
**DESIGN REVIEW** for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) 11/05/25 BCC
7. **ZC-25-0661-CDC LAND, LLC SERIES D:**  
**ZONE CHANGE** to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action) 11/05/25 BCC
8. **UC-25-0662-CDC LAND, LLC SERIES D:**  
**USE PERMIT** for a truck parking/staging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.  
**DESIGN REVIEW** for a truck parking/staging and outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh (For possible action) 11/05/25 BCC
9. **ZC-25-0669-B & O INVESTMENT, LLC:**  
**ZONE CHANGE** to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise (description on file). MN/rk (For possible action) 11/05/25 BCC
10. **VS-25-0672-B & O INVESTMENT, LLC:**  
**VACATE AND ABANDON** portion of a right-of-way being Windmill Lane located between Giles pie Street and Rancho Destino Road, and portion of a right-of-way being Giles pie Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/kh (For possible action) 11/05/25 BCC

11. **WS-25-0670-B & O INVESTMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce throat depth; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Giles pie Street within Enterprise. MN/bb/kh  
(For possible action) **11/05/25 BCC**

VII. General Business

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)
2. Receive a report and provide input regarding a proposed park located at the northwest corner of Pyle and Polaris. (discussion only)

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

- IX. Next Meeting Date: October 29, 2025.

- X. Adjournment.

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

Silverado Ranch Community Center – 9855 Giles pie Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



# Enterprise Town Advisory Board

October 1, 2025

## MINUTES

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

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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.

Mark Donohue, 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 September 10, 2025 (For possible action)

Motion by David Chestnut

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

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

### IV. Approval of Agenda for October 1, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

- 1.DR-25-0596-ROBINDALE & ASSOCIATES, LLC:
- 2.SDR-25-0597-ROBINDALE & ASSOCIATES, LLC:
  
- 4.ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:
- 5.VS-25-0611-BULL RUSH, LLC:
  
- 6.ZC-25-0638-ZUFFA RE, LLC:
- 7.WS-25-0640-ZL II, LLC:
- 8.SDR-25-0639-ZL II, LLC:
  
- 9.ZC-25-0632-LANDBERG LAND INVESTORS, LLC:
- 10.VS-25-0635-LANDBERG LAND INVESTORS, LLC:
- 11.WS-25-0633-LANDBERG LAND INVESTORS LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
    - **Fall Movie Series at Silverado Ranch Park**  
Movies, begin at 6 p.m. October 3, 2025,  
Movie showing is Things just got a little more despicable ME4,  
more information please call 702-455-6811.
    - **Fall Festival**  
Join Commissioner Michael Naft for his second-annual Fall Fest, featuring music,  
complimentary food, crafts, a beer garden, and more!\*
- \*Complimentary food while supplies last. A \$5 entry fee is required for the beer garden.  
Saturday October 4, 2025  
2 P.M. to 4P.M.  
Laurelwood Park, 4300 Newcastle Rd

VI. Planning & Zoning

1. **DR-25-0596-ROBINDALE & ASSOCIATES, LLC:**  
**DESIGN REVIEW** for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**

Motion by David Chestnut

Action: **NO RECOMMENDATION** due to second no show by the applicant

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

2. **SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**  
**SIGN DESIGN REVIEW** for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**

Motion by David Chestnut

Action: **NO RECOMMENDATION** due to second no show by the applicant

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

3. **ET-25-400091 (UC-19-0465)-CHURCH THE ROCK:**  
**USE PERMIT THIRD EXTENSION OF TIME** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; 2) modified driveway design standards; and 3) waive full off-site improvements.  
**DESIGN REVIEW** for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located south of Pebble Road and west of Edmond Street within Enterprise. JJ/sd/cv (For possible action) **10/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permits

**APPROVE:** Waivers of Development Standards 1, 2 and 3

**DENY** Design Review

**ADD** Public Works - Development Review condition:

- Provide a five-foot asphalt path along Pebble Rd and Edmond Sr.

Per staff if approved conditions

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

4. **ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:**  
**USE PERMIT THIRD EXTENSION OF TIME** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; and 2) allow second story clear windows.  
**DESIGN REVIEWS** for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a CG (General Commercial) Zone. Generally located south of Rush Avenue and west of Cameron Street within Enterprise(DOF). JJ/bb/cv (For possible action) **10/22/25 BCC**

Motion by Andy Toulouse

Action: **APPROVE** per staff conditions

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

5. **VS-25-0611-BULL RUSH, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/my/cv (For possible action) **10/22/25 BCC**

Motion by Andy Toulouse

Action: **APPROVE** per staff conditions

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

6. **ZC-25-0638-ZUFFA RE, LLC:**  
**ZONE CHANGE** to reclassify 3.38 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of the 215 Beltway and west of Jones Boulevard within Enterprise (description on file). MN/gc (For possible action) **10/22/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

7. **WS-25-0640-ZL II, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEWS** for the following: 1) a proposed avocational or vocational facility; and 2) a proposed parking lot expansion in conjunction with an office/warehouse building, a recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/gc/cv (For possible action) **10/22/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

8. **SDR-25-0639-ZL II, LLC:**  
**SIGN DESIGN REVIEWS** for the following: 1) allow a roof sign; 2) allow electronic message units, video; 3) increase area of proposed freestanding sign; and 4) proposed signage in conjunction with an existing office/warehouse building, recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/md/cv (For possible action) **10/22/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Only static images with a minimum duration of 6 seconds

Per staff conditions

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

9. **ZC-25-0632-LANDBERG LAND INVESTORS, LLC:**  
**ZONE CHANGE** to reclassify a 0.81 acre portion of a 0.82 acre site from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise (description on file). JJ/gc (For possible action) **10/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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



10. **VS-25-0635-LANDBERG LAND INVESTORS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dd/cv (For possible action) **10/22/25 BCC**

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

11. **WS-25-0633-LANDBERG LAND INVESTORS LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a proposed restaurant and related facilities (tavern) on 0.82 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise. JJ/dd/cv (For possible action) **10/22/25 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition:  
Add a minimum of 2 architectural features to the eastern elevations  
Per staff conditions  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. Take public input and finalize requests for the next fiscal year budget. (For Possible Action)  
Motion by David Chestnut  
Action: **APPROVE** Enterprise TAB Capital Budget Items for 2025-2026 as amended.  
Motion **PASSED** (5-0) /Unanimous

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be October 15, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by  
Action: **ADJOURN** meeting at 7:43 p.m.  
Motion **PASSED** (5-0) /Unanimous



## ENTERPRISE TAB BUDGET REQUESTS 2025-2026

### Enterprise's need for multiple County facilities and services

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

#### Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
- There are 254,700+ citizens in Enterprise.
  - Enterprise population in 2000 was approximately 14,000.
  - Enterprise population in 2010 was approximately 108,000.
  - Enterprise population in 2020 was approximately 214,000.
  - The growth rate of approximately 3.98% annually since 2020.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

#### Residential uses are increasing rapidly

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

#### Significant connectivity barriers

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

#### Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.
- The area south of Silverado Ranch and east of Decatur Blvd is being developed at significantly higher density than planned.

# ENTERPRISE TAB BUDGET REQUESTS 2025-2026

## Budget Requests by Category

The requested priority is listed within each category

### County Major Facilities

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

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

- An additional center is needed to serve 254,700+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
  - All information is current, and project is in design phase.
  - Current Scope of Work is for a 65,000 sq ft recreation center
  - An option to add 45,000 sq ft aquatic facility in the future

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

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

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

- Request RPM provide a SOW requesting estimate from Parks & Recreation
- There are no aquatic facilities for the 254,700+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
  - Add aquatic facilities to the CIP list and funding list for community parks.
  - Request RPM will work with Parks and Recreation to identify locations and scope of work.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
  - Move up on CIP list and request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
  - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list
  - Request RPM will work with Parks and Recreation to identify location and scope of work.
  - Identify and add to the CIP list for an aquatic facility east of 1-15.
  - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

### Parks/RPM

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

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

- Valley View/Pyle neighborhood park is funded and in design phase, public input meeting to be scheduled for Fall 2025.
- Fund at least one additional park.
  - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
  - Updated estimate will be added to CIP list
  - Fund the park
- Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
  - Updated estimate will be added to CIP list
  - Fund the park
- LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
  - Updated estimate will be added to CIP list
  - Fund the park.

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

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Currently Enterprise population requires 635+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 9,000 residents per year, 22 acres of new parks, every year, is needed to meet the County standard.

## Advanced Planning

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

- Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.
  - ADD to work plan.
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via electrical transmission easements.
  - Obtain permission to use electrical transmission easements for multi-modal trails.
  - Identify funding sources for the multi-modal trail system.
  - Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
  - Add to CIP list.

Comprehensive Planning has completed its analysis of a potential public trail system under transmission corridors next to the Lindell and Le Baron park, extending from the existing privately maintained Highland Ranch trail system which is made available to the general public for use. The proposed trail in this area would be on land owned by NV Energy and USA (BLM), and also on remnant privately owned common lots.

The property owner of the common lots has expressed their interest in working with the County to accomplish a County constructed and maintained public trail on these lots. Additionally, Clark County Public Works, NV Energy, Valley Electric, and the BLM do not oppose of a trail on land they either own and/or in areas where they have an interest (aka an easement). The County is currently evaluating the next steps in this process including determining if this is something the County will pursue, the cost associated with such a proposal, and more.

In general, planning a trail system under transmission lines is complicated given the property is mostly privately owned land. Although there may be easements on the privately owned land for the utilities, property owner permission is still required for any improvements on their land.

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

## Public Works

### **Priority #1: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

- The island and Camero Avenue between Dean Martin Drive and Valley View Boulevard was included with the Residential Streets #105 project, currently under construction by Holcim-SWR. However, due to conflicts with Kinder Morgan, construction at this location has not yet started.
- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

### **Priority #2: Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**

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

**Public Works Continued**

**Priority #3: Mitigate traffic on Dean Martin Dr between Wigwam Ave and Silverado Ranch Blvd.**

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

**Priority #4: Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**

- Two projects added to the CIP.
- Funded by RTC Fuel Revenue Indexing in FY2029: Robindale between Durango and Buffalo, and Robindale between Jones and Dean Martin.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2026-2027.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brightline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

**Priority #5: Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

- Two projects were added to the CIP.
- Two projects to the CIP to be funded by RTC Fuel Revenue Indexing in FY2030: Windmill between Durango and Jones, and Windmill between Jones and Decatur.
- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

**Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- Improvements to Wigwam Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.



**Public Works Continued**

**Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- Improvements to Cougar Avenue between Rosanna and Rainbow were included with the Rainbow Boulevard, Blue Diamond Road to CC215 project awarded to Holcim SWR in May 2025.
- Overall project construction is expected to begin August 2025 and be completed in May/June 2026.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

**Priority #8: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**

- Road Design is at: Design of the road is complete. Bids have been opened, and project will be awarded to Unicon, LLC.
- Sewer design was included with the road improvement project above, and will be awarded to Unicon, LLC
  - The Interlocal Agreement between SNWA and Clark County Water Reclamation District to share the cost for construction of sanitary sewer main line and lateral facilities as part of PW's Warm Springs Road Improvements Project was approved May 20, 2025.
  - Sewer facilities to be installed with the project will include a 12-inch diameter sanitary sewer line with lateral stubs for properties that are on septic (along Warm Springs Road from Decatur Boulevard to Dean Martin Drive).
- Build according to proposed plan including signalize horse crossing at Arville St.
  - Included with the project is a traffic signal at the intersection of Valley View Boulevard and Warm Springs Road, and a pedestrian/horse flashing beacon at Warm Springs Road and Arville Street.
- . Construction is estimated to begin by early 2026 and take approximately 420 days to complete.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
  - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500160-DIAMOND ARVILLE, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 1.25 acres in IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Arville Street and south of Richmar Avenue (alignment) within Enterprise. JJ/my/cv (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-19-404-002

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9545 Arville Street
- Site Acreage: 1.25
- Project Type: Industrial lot tentative map
- Number of Lots: 1

**Project Description**

The tentative map shows 1 industrial lot located south of Richmar Avenue (alignment) and west of Arville Street. The subject property includes an existing building along the west half of the site which will remain as is. The eastern half of the tentative map is an existing parking lot. Access is provided by 1 existing driveway along the east property line adjacent to Arville Street. The driveway leads west and ends at a hammerhead cul-de-sac adjacent to the southeast corner of the subject parcel.

**Prior Land Use Requests**

| Application Number           | Request  | Action          | Date          |
|------------------------------|--|-----------------|---------------|
| WC-24-400145<br>(ZC-19-0349) | Waiver of conditions for a zone change, of a zone change requiring separation between site wall and Armory to be agreed upon by both property owners for an existing warehouse development | Approved by BCC | February 2025 |

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| ADR-23-900170      | Warehouse building with accessory office uses - per the NOAD no on-site loading shall occur within the warehouse area, no loading shall occur within the customer parking areas or drive aisles   | Approved by ZA  | April 2025    |
| ADET-22-900078     | Administrative extension of time for ZC-19-0349 - expired   | Approved by ZA  | February 2022 |
| ADR-19-900844      | Consolidated 3 buildings into 1 warehouse building - expired  | Approved by ZA  | December 2019 |
| ZC-19-0349         | Reclassified the site from R-E (AE-60) zoning to (AE-60) zoning, waivers for modified on-site loading requirements and reduced parking lot landscaping with design reviews for a proposed warehouse building with accessory office uses | Approved by BCC | June 2019     |
| PA-18-700004       | Plan amendment to redesignate from CN to Business and Design/Research Park  | Approved by BCC | March 2019    |
| VS-0104-10         | Vacated patent easements - recorded   | Approved by PC  | May 2010      |

**Surrounding Land Use**

|                      | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use    |
|----------------------|---------------------------|---------------------------|----------------------|
| North, South, & West | Public Use (PU)           | PF (AE-60)                | Armory               |
| East                 | Public Use (PU)           | PF (AE-60)                | Armory & undeveloped |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- No comment.

### **Building Department - Addressing**

- Street names shall not include directional prefixes.

### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

1A

APPLICATION NUMBER(s): TM-25-500160

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 10/15/25

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. 10/21/25 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. Time: 9:00 AM~~

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

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

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

### Please Note:

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

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

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

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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

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

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

### **BUNKERVILLE**

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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

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

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

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

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





## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100772

ASSESSOR PARCEL #(s): 177-19-404-002

PROPERTY ADDRESS/ CROSS STREETS: 9545 Arville Street

### DETAILED SUMMARY PROJECT DESCRIPTION

Single Lot Industrial Subdivision

### PROPERTY OWNER INFORMATION

NAME: Diamond Arville LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

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

NAME: Petersen Management LLC - Darren C. Petersen , Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID #

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

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

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

Property Owner (Signature)\*

Darren C. Petersen  
Property Owner (Print)

7-28-2025  
Date



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500161-DIAMOND FORD, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 2.5 acres in an IL (Industrial Light) Zone.

Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-401-002

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

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

**General Summary**

- Site Address: 6005 Ford Avenue
- Site Acreage: 2.5
- Project Type: Industrial lot tentative map
- Number of Lots: 1

**Project Description**

The plans depict a 1 lot industrial tentative map. The property is located south of Ford Avenue and east of Jones Boulevard. Two existing buildings are on site in conjunction with office and warehouse uses and will remain as is. Access is provided along existing driveways along the north property line adjacent to Ford Avenue.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date      |
|--------------------|--|-----------------|-----------|
| WS-22-0245         | Waiver of development standard and design review for office/warehouse building | Approved by BCC | June 2022 |
| VS-22-0246         | Vacation and abandonment of patent easements                                   | Approved by BCC | June 2022 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                                  |
|-------|---------------------------|---------------------------|--|
| North | Business Employment       | IL & RS20                 | Train tracks & undeveloped                         |
| South | Business Employment       | IL, IP, & RS20            | Manufacturing, office, train tracks, & undeveloped |
| East  | Business Employment       | IP & RS20                 | Train tracks & warehouse                           |

**Surrounding Land Use**

|      | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>     |
|------|----------------------------------|----------------------------------|------------------------------|
| West | Business Employment              | IL                               | Manufacturing & office space |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

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

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

**Public Works - Development Review**

- No comment.

**Building Department - Addressing**

- Street names shall not include directional prefixes.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** DIAMOND FORD, LLC  
**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES  
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT





# Comprehensive Planning Application Form

# 2A

APPLICATION PRE-REVIEW # 25-100771

ASSESSOR PARCEL #(s): 176-13-401-002

PROPERTY ADDRESS/ CROSS STREETS: 6005 Ford Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for a single industrial lot.

## PROPERTY OWNER INFORMATION

NAME: Diamond Ford LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

## APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID #

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

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

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

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

Property Owner (Signature)\*

Darren C. Petersen

Property Owner (Print)

8/7/2025

Date





**PUBLIC HEARING**

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

**WS-25-0610-HEAVENLY TRUST & STARRING TAMMY TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce and eliminate setbacks for existing accessory structures; 2) increase fence/wall height; and 3) allow lighting that is not shielded in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Tenaya Way and south of Raven Avenue within Enterprise. JJ/my/cv  
(For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-101-057

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the interior side setback for a shed to 2.5 feet where a minimum of 5 feet is required per Sections 30.02.04 (a 50% increase).
- b. Eliminate the interior side setback for an accessory structure (carport) where a minimum of 5 feet is required per Sections 30.02.04.
2. a. Increase the height of a fence/wall along the west property line to 10 feet (7.5 feet tall wall with 2.5 feet tall framed net on top) where 6 feet is the maximum per Section 30.04.03 (a 67% increase).
- b. Increase the height of a fence/wall along the north property line to 10 feet (6 feet tall wall with 4 feet tall framed net on top) where 6 feet is the maximum per Section 30.04.03 (a 67% increase).
- c. Increase the height of a wall along the east property line to 7.5 feet where 6 feet is the maximum per Section 30.04.03 (a 25% increase).
3. Allow lighting that is not shielded where shielding is required per Sections 30.04.06 and 30.04.07.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9035 S. Tenaya Way
- Site Acreage: 0.42
- Project Type: Carport/shed/wall

- Building Height (feet): 8 feet (carport); 8.5 feet (shed); light pole (18 feet)

#### Site Plan

The plan depicts an existing single-family residence that has access to a private cul-de-sac on the northeast corner of the property. On the southeast side of the property, there is a 200 square foot carport just west of the well equipment with zero setback from the south property line. Also, to the west of the house, there is a 185 square foot shed that is 2.5 feet from the west property wall. The aerial photos depict a sports court at the northwest corner of the property. A light pole is located near the northwest corner of the house to illuminate the sports court.

#### Elevations

The photos of the carport show a tan metal structure that is 8 feet at its highest point and slopes to a minimum height of 5 feet, 8 inches. The shed a prefabricated wooden structure that is 8.5 feet tall at its highest point and also has a sloping roof. The existing light pole is 18 feet in height. There is no shielding on the lights, which requires a waiver of development standards.

There is an existing 6 foot tall wall with a 4 foot tall framed net on top along a portion of the north property line (north of the sports court). Additionally, the wall along the west property line has raised to 7.5 feet tall, and a 2.5 foot tall framed net has been added on top of a portion of the wall located west of the sports court. Lastly, the applicant is requesting to raise a portion of the wall along the east property line to 7.5 feet.

#### Applicant's Justification

The applicant notes that the carport has been in place for over 20 years. They also note that it provides protection for vehicles from the sun. Complying with setback requirements would mean that the carport would have to be removed.

#### Surrounding Land Use

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

#### **Clark County Public Response Office (CCPRO)**

CE25-08568 is an active case for building without permits and setback violations.

#### **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

There are no other structures with similar setbacks in the area. Setback requirements ensure structures are spaced to reduce the visual burden on the surrounding area and to promote safe building designs. The site is large enough to accommodate these structures while meeting required setbacks and separations. Additionally, the carport is not architecturally compatible with the residence. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

Although the addition to the top of the wall is a temporary structure and can be removed, it is an uncommon structure for the area and does not match the characteristics of the neighborhood, and its visibility may disrupt the overall visual appearance of the area. Also, the property is located within the NPO-RNP overlay where waivers for increased fence and wall height are strongly discouraged. For these reasons and because this waiver request is a self-imposed hardship, staff cannot support this request.

#### Waiver of Development Standards #3

The lighting was an unpermitted addition to the property. Per Title 30, the height of a light in a residential zone should not exceed 18 feet in height and all lighting fixtures must be fully shielded so the lamp is not visible from existing residential lots. While the existing light meets the height requirement, it does not meet the shielding requirement which may result in negative impacts on the neighbors. Therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TAMMY STARRING**

**CONTACT: TAMMY STARRING, 9035 S. TENAYA WAY, LAS VEGAS, NV 89113**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS/DR-25-0610

3A

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

TAB/CAC: Enterprise TAB 6:00 pm

Date: Click to enter a date. 10/01/25

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. 10/21/25 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. \_\_\_\_\_ Time: 9:00 AM~~

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

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

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

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

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## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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- 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): 176-22-101-057

PROPERTY ADDRESS/ CROSS STREETS: 9035 S. Tenaya Way, Las Vegas, NV, 89113 (Tenaya/Raven)

### DETAILED SUMMARY PROJECT DESCRIPTION

Seeks waiver/variance from the requires setback to allow the continued placement of an existing shade cover located at above address in the driveway attached to the wall that encloses the well and not on the property line that has been there for over 20 years.

### PROPERTY OWNER INFORMATION

NAME: Tammy Starring  
ADDRESS: 9035 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL 702-521-8222 EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Tammy Starring  
ADDRESS: 9035 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-521-8222 EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Tammy Starring  
ADDRESS: 9035 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-521-8222 EMAIL: \_\_\_\_\_

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

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

Tammy Starring  
Property Owner (Signature)\*

Tammy Starring  
Property Owner (Print)

6/30/2025  
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: \_\_\_\_\_

Justification and Hardship Statement for Setback Waiver – Carport Cover

Property Address: 9035 South Tenaya Way, Las Vegas, NV 89113

SEEKING WAIVER OF DEVELOPMENT STANDARDS AND A DESIGN REVIEW

To Whom It May Concern,

I am submitting this justification and hardship statement in support of my request for a waiver of development standards regarding the location of a shade structure (carport cover) on my property, which is within the required 5-foot setback from the property line as defined by Clark County Code Title 30.

The structure in question has been in place for over 20 years and is located adjacent to the block wall near the well enclosure. Due to the unique configuration of the driveway, the location of the well enclosure, and the position of the home, there is no practical or compliant alternative placement for the structure. The well enclosure occupies a significant portion of the yard and, along with the block wall, leaves insufficient space to relocate the shade cover elsewhere on the property without disrupting critical access and functionality. Relocating the carport would either place it too close to the residence or encroach on the neighboring property line, creating potential visibility or drainage issues.

Notable supporting factors:

- The carport cover has not caused any adverse impact to neighboring properties and remains structurally sound.
- My neighbors are aware of the structure and have provided letters of support, confirming it does not interfere with their use or enjoyment of their properties.
- No complaints or concerns have been raised in over 20 years.

Strict enforcement of current setback standards would require removal of the shade cover, causing unnecessary hardship and depriving the property of essential shade and weather protection for vehicles. Given the unique physical conditions and the longstanding, trouble-free existence of the structure, I respectfully request approval of this waiver so the shade cover may remain as built.

Supporting materials enclosed:

- Photographs of the structure and location
- Neighbor approval letters

Thank you for your consideration.

Sincerely,

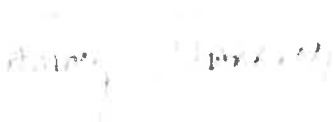
Tammy Starring

9035 S. Tenaya Way

Las Vegas, Nv, 89113

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

Phone: 702-521-8222





PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**ZONE CHANGE** to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

**APN:**

177-20-402-014

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for CG zoning is appropriate since the site is located at the corner of 2 major arterial streets and is also adjacent to the Interstate 15/Silverado Ranch Boulevard interchange. Additionally, the properties to the north and south are planned for Business Employment (BE) uses and will not be adversely impacted.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date       |
|--------------------|---|-----------------|------------|
| PA-18-700010       | Redesignate the existing land use category from Business and Design/Research Park (BDRP) to Commercial General (CG) | Approved by BCC | March 2019 |

**Surrounding Land Use**

|               | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use             |
|---------------|---------------------------|---------------------------|-------------------------------|
| North & South | Business Employment       | RS20                      | Undeveloped                   |
| East          | Corridor Mixed-Use        | RS20                      | Interstate 15 & flood channel |
| West          | Corridor Mixed-Use        | RS20                      | Undeveloped                   |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| DR-25-0653         | A design review for a convenience store with gas station is a companion item on this agenda.                                 |
| VS-25-0654         | A vacation and abandonment for government patent easements and a portion of right-of-way is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is conforming to the Corridor Mixed-Use (CM) land use category on the site and is compatible with the surrounding area. The properties to the east and west are also planned for Corridor Mixed-Use (CM), and the properties to north and south are planned for Business Employment (BE). Therefore, the adjacent and abutting properties in the area will not be adversely impacted by the CG zoning request. Furthermore, with the site located at the intersection of 2 arterial streets (Silverado Ranch Boulevard and Dean Martin Drive) and the site also being adjacent to the Interstate 15/Silverado Ranch Boulevard interchange, the site is suited to accommodate a high intensity commercial zoning district such as CG. For these reasons, staff finds the request for CG zoning is appropriate for this location.

**Staff Recommendation**  
Approval.

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

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0167-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAVERIK, INC.

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0652, DR-25-0653, & VS-25-0654

4A

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

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

Date: 10/15/2025

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: 11/5/2025 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>

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Silverado Ranch Community Center  
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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

#### **INDIAN SPRINGS**

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Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

#### **LAUGHLIN**

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Regional Government Center  
101 Civic Way, Laughlin

#### **LONE MOUNTAIN**

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

#### **LOWER KYLE CANYON**

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#### **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): 177-20-402-014

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. and Dean Martin Drive

### DETAILED SUMMARY PROJECT DESCRIPTION

**A zone change for a proposed convenience store with fuel pumps**

*Variation of Right of Way and Patent Easements.*

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust  
 ADDRESS: 9500 Hillwood Dr. Ste 201  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: Maverik, Inc.  
 ADDRESS: 185 South State Street, Suite 800  
 CITY: Salt Lake City STATE: UT ZIP CODE: 84111 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: [REDACTED]

**\*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.

[Signature]  
 Property Owner (Signature)\*

K Roohani  
 Property Owner (Print)

4/3/2025 | 11:12 AM PDT  
 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 \_\_\_\_\_



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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcniaw.com](mailto:aceleste@kcniaw.com)  
O: 702.693.4215

August 12, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: Conforming Zone Change**  
**APN: 177-20-402-014 (Northeast Corner of Dean Martin Dr. & Silverado Ranch Blvd.)**

To Whom It May Concern:

Please be advised our Firm represents the Applicant in the above-referenced matter. The Applicant is requesting a conforming zone change for property located at the southeast corner of Dean Martin Drive and Silverado Ranch Boulevard, more particularly described as APN: 177-20-402-014 (the "Site"). In conjunction with the conforming zone change request, the Applicant has submitted a design review for a convenience store with gas station.

The Site is master planned Corridor Mixed-Use (CM) and zoned Residential Single-Family 20 (RS20). The Applicant is requesting a zone change from RS20 to Commercial General (CG). A CG zone district is an allowed zoning district in the CM master plan designation. In addition to the conforming request, a zone change to CG is appropriate for the following reasons:

- The Site is located at the corner of two major arterial rights-of-way.
- The Site is adjacent to the I-15 and the I-15/Silverado Ranch interchange.
- The properties immediately to the north and on the south side of Silverado Ranch are planned for Business Employment (BE) uses.

Therefore, a zone change to CG is compatible with the surrounding area. We thank you in advance for your consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive (alignment) and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action)

## RELATED INFORMATION:

## APN:

177-20-402-014

## LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

## BACKGROUND:

## Project Description

The applicant is requesting to vacate patent easements within the subject site. The vacation of the patent easements is necessary to facilitate the development of the site.

## Prior Land Use Requests

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| PA-18-700010       | Redesignate the existing land use category from Business and Design/Research Park (BDRP) to Commercial General (CG)   | Approved by BCC | March 2019   |
| ZC-0720-12         | Zone change from R-E to M-D, use permits for reduced separation for a truck stop to a residential use, a convenience store, restaurants, retail sales, and alcohol sales, and a design review for a truck stop with associated uses (travel center) | Withdrawn       | January 2013 |
| VS-0271-12         | Vacated and abandoned a portion of right-of-way being Gary Avenue   | Withdrawn       | January 2013 |

## Surrounding Land Use

|               | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                           |
|---------------|---------------------------|---------------------------|---|
| North & South | Business Employment       | RS20                      | Undeveloped                                 |
| East          | Corridor Mixed-Use        | RS20                      | Interstate 15, flood channel, & undeveloped |

**Surrounding Land Use**

|      | Planned Land Use Category | Zoning District<br>(Overlay) | Existing Land Use |
|------|---------------------------|------------------------------|-------------------|
| West | Corridor Mixed-Use        | RS20                         | Undeveloped       |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-25-0652         | A zone change from RS20 to CG is a companion item on this agenda.                        |
| DR-25-0653         | A design review for a retail store and a gas station 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 Statute

**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;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;

- 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: MAVERIK, INC.**

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5A

APPLICATION NUMBER(s): ZC-25-0652, DR-25-0653, & VS-25-0654

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

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

Date: 10/15/2025

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: 11/5/2025 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 Giles 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  
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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): 177-20-402-014

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. and Dean Martin Drive

### DETAILED SUMMARY PROJECT DESCRIPTION

**A zone change for a proposed convenience store with fuel pumps**

*Variation of Right of way and Patent Easements.*

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust  
 ADDRESS: 9500 Hillwood Dr. Ste 201  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: Maverik, Inc.  
 ADDRESS: 185 South State Street, Suite 800  
 CITY: Salt Lake City STATE: UT ZIP CODE: 84111 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: [REDACTED]

**\*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)\*

K Roohani  
 Property Owner (Print)

4/3/2025 | 11:12 AM PDT  
 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 \_\_\_\_\_

09/11/2023



August 25, 2025

Clark County, Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-1799

RE: APN #177-20-402-014 vacation of right-of-way and Patent Easements of Silverado Ranch Blvd, Dean Marin Dr., Gary Ave., & Sultana Street.

Dear Clark County Planning Staff,

Please accept this Vacation Justification Letter and supporting documents per Title 30 to vacate the right-of-way approximately 7683 square feet along Sultana Street. Along with the Patent on Silverado (5' for detached SW), Dean Martin (5' for detached SW), Gary (5' for detached SW) and Sultana (the whole 30') and R-O-W as outlined in the Resolution Relative to Acquisition of Rights of Way. We met with PW and Sultana is not needed between Silverado and Gary. The Detached sidewalks along Gary Avenue and Silverado Ranch are not including with the companion design review, but will be installed when required by Public Works.

The ROW for Sultana was dedicated per OR 0559:0518265.

The Patent was recorded in doc 20010604:01497 which is included for reference.

The Resolution to Acquisition of Rights of Way was recorded in Book 316 as instrument 275922.

If you have any questions, or require any additional information, please do not hesitate to contact me at 702-521-3355.

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over the 'Thank you,' text.

Eric Rietz P.E., P.L.S.  
eric.rietz@rietzconsulting.com  
702-521-3355

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 8912



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW**

**TRS:**

**DESIGN REVIEW** for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone.

Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-20-402-014 ptn

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0 (portion)
- Project Type: Gas station and retail store
- Number of Stories: 1
- Building Height (feet): 19 (fuel canopy)/29 (retail store)
- Square Feet: 4,212 (fuel canopy)/5,637 (retail store)
- Parking Required/Provided: 16/34 (per submitted parking demand study)
- Sustainability Required/Provided: 7/8

**Site Plan**

The plans depict a commercial development on the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive, featuring a gas station and a retail store. The overall site is 5 acres, though the applicant is only proposing to develop the southern portion of the site. A 40 foot wide commercial driveway provides access to the site via Dean Martin Drive. The fuel canopy is 4,212 square feet and is set back 85 feet and 92 feet from the south and west property lines, respectively. The fuel canopy features 12 gas pumps, which can service up to 24 vehicles. The retail store is located along the east side of the site, set back 10 feet from the east property line. A trash enclosure is located in the southeast corner of the site.

Parking is provided along the north and west sides of the retail store, with additional parking south of the fuel canopy. The applicant is proposing 34 parking spaces where 16 are required,

exceeding the maximum permitted per Title 30. However, the applicant has provided a parking demand study prepared by a traffic engineer, justifying the increased number of parking spaces, eliminating the need for a waiver of development standards.

#### Landscaping

The plans depict street landscaping along Dean Martin Drive, consisting of medium trees, shrubs, and groundcover. The landscape is distributed on both sides of a 5 foot wide detached sidewalk, with a 5 foot wide landscape area along the street and a 51 foot wide landscape area behind the sidewalk. The parking lot features landscape islands with medium trees and shrubs. Additional landscaping consisting of medium trees, shrubs, and groundcover is provided along the north and south sides of the site. Landscaping is not required along the south property line due to the significant grade difference between the site and the sidewalk along Silverado Ranch Boulevard, which makes the provision of street landscaping infeasible.

#### Elevations

The plans depict a retail store that is 29 feet high at its peak, though most of the building is between 19 feet and 20 feet in height. The building features a variable roofline, consisting of a flat roof for the portions that are 19 feet and 20 feet in height, and a pitched roof feature at the tallest point. The roof consists of pre-finished metal and painted steel, with a roof overhang on a portion of the front elevation. The building façade features stone veneer, fiber cement board and batten siding, and aluminum storefront with glass doors and windows. The building features grey, brown, and black coloration. The fuel canopy is 19 feet high with a flat roofline consisting of aluminum composite metal that is painted red. The pillars of the fuel canopy feature decorative metal cladding with black, red, and grey coloration.

#### Floor Plans

The plans depict a 5,637 square foot retail store, featuring a sales counter, retail area, office, electrical room, restrooms, storage rooms, vendor receiving area, preparation area, freezer, and several coolers.

#### Applicant's Justification

The applicant states that the southern portion of the site is proposed to be developed as a gas station and retail store, while the northern portion will be developed in the future. The site will be well landscaped along Dean Martin Drive and Silverado Ranch Boulevard. While the proposed parking exceeds the maximum allowed per Title 30, a parking demand study prepared by a licensed traffic engineer has been provided to support the increased parking. The site and building design will also meet Title 30 sustainability requirements for nonresidential development.

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

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b> |
|---------------------------|---|-----------------|-------------|
| PA-18-700010              | Redesignate the existing land use category from Business and Design/Research Park (BDRP) to Commercial General (CG) | Approved by BCC | March 2019  |

**Prior Land Use Requests**

| Application Number | Request   | Action    | Date         |
|--------------------|---|-----------|--------------|
| ZC-0720-12         | Zone change from R-E to M-D, use permits for reduced separation for a truck stop to a residential use, a convenience store, restaurants, retail sales, and alcohol sales, and a design review for a truck stop with associated uses (travel center) | Withdrawn | January 2013 |
| VS-0271-12         | Vacate and abandon a portion of right-of-way being Gary Avenue  | Withdrawn | January 2013 |

**Surrounding Land Use**

|               | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                           |
|---------------|---------------------------|---------------------------|---|
| North & South | Business Employment       | RS20                      | Undeveloped                                 |
| East          | Corridor Mixed-Use        | RS20                      | Interstate 15, flood channel, & undeveloped |
| West          | Corridor Mixed-Use        | RS20                      | Undeveloped                                 |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-25-0652         | A zone change from RS20 to CG is a companion item on this agenda.                  |
| VS-25-0654         | A vacation and abandonment of patent easements is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****Design Review**

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

Staff finds that the proposed commercial development featuring a gas station and retail store is appropriate for the site and compatible with the surrounding area which is largely undeveloped and master planned for commercial and industrial development. The site is well designed with adequate landscaping and drive aisles that will facilitate safe movement of vehicles into and

around the site. The retail store has architectural features that will enhance the site and not adversely affect properties in the vicinity. However, staff is concerned with the lack of cross access to the undeveloped portion of the site to the north. The intent of providing cross access is to promote public safety, efficient on-site vehicular circulation, shared parking with adjacent properties or uses, and to minimize curb cuts along streets. Although cross access is typically provided to connect adjacent lots and the subject site is a single lot, the provision of cross access to the northern portion of the site will achieve the same objectives as standard cross access. The northern portion of the site shares the planned land use of Corridor Mixed-Use and is also being rezoned to Commercial General. While it is difficult to anticipate the type of future development, or when development will occur, on the undeveloped portion of the site, the commercial zoning shows there is a likelihood for future land uses that will be similar or complementary to the gas station and retail store. Considering there is ample room along the north portion of the site to provide a designated area for cross access, staff recommends a condition of approval be added to require the applicant to coordinate cross access with the northern portion of the site if it is approved for and developed with a similar commercial use with consistent level of intensity. With this, staff recommends approval of this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Coordinate cross access with the northern portion of the site if the northern portion is approved for and constructed with a similar commercial use with consistent level of intensity;
- 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;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0167-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAVERIK, INC.

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

6A

APPLICATION NUMBER(s): ZC-25-0652, DR-25-0653, & VS-25-0654

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

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

Date: 10/15/2025

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: 11/5/2025 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**
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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.

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(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  
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Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

#### **LAUGHLIN**

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Regional Government Center  
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4701 N. Durango Dr., Las Vegas

#### **LOWER KYLE CANYON**

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(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): 177-20-402-014

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch Blvd. and Dean Martin Drive

### DETAILED SUMMARY PROJECT DESCRIPTION

**A zone change for a proposed convenience store with fuel pumps**

*Variation of Right of Way and Patent Easements.*

### PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust  
 ADDRESS: 9500 Hillwood Dr. Ste 201  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: Maverik, Inc.  
 ADDRESS: 185 South State Street, Suite 800  
 CITY: Salt Lake City STATE: UT ZIP CODE: 84111 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: [REDACTED]

\*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)\*

K Roohani  
 Property Owner (Print)

4/3/2025 | 11:12 AM PDT  
 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 \_\_\_\_\_

09/11/2023

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

KAEMPFER

CROWELL

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

September 3, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: *Design Review for Convenience Store with Gas Station***  
***APN: 177-20-402-014 (Northeast Corner of Dean Martin Dr. & Silverado Ranch Blvd.)***

To Whom It May Concern:

Please be advised our Firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop a convenience store with gas station on property located at the northeast corner of Dean Martin Drive and Silverado Ranch Boulevard, more particularly described as APN: 177-20-402-014 (the "Site"). In conjunction with the design review request for the convenience store with gas station, the Applicant has also submitted a separate request for a conforming zone change.

The Applicant is proposing to build a 5,637 SF convenience store with 12 fueling stations under a 19-foot 3-inch canopy on the south portion of the Site. The north portion of Site is not part of the project and will be developed at a future date. The proposed convenience store will be located along the Site's east property line adjacent to the I-15 off ramp. The convenience store will be approximately 29-feet 1-inch at its tallest point; however, the store will be predominately 20-feet 3-inches. The store is highly articulated including an A-frame roof at the entrance along with enhanced finishes including varying-colored fiberboards, cultured stone, and CMU canvas. The proposed canopy will be located immediately west of the convenience store along Dean Martin Drive. The Site will be well landscaped including a nearly 60-foot-wide landscape area along Dean Martin Drive and over a 28-foot-wide landscape area along Silverado Ranch Boulevard.

The Site is accessed from Dean Martin Drive. The throat depth is 35-feet which exceeds the minimum throat depth requirement. The Applicant will install a detached sidewalk along Dean Martin Drive. The Site will provide 34 parking spaces where 24 parking spaces are required. Although the Site's provided parking is greater than 15% of the required parking, the Applicant, pursuant to Title 30.04.04(D)(2), has submitted, concurrently, with this application a parking demand study by a licensed traffic engineer supporting the increase in parking.

Finally, the Applicant's design will incorporate the following 7-point sustainability measures:

- Title 30.04.05(J)(3)(i) – The Site will provide more than 10% of the required number of trees. **1 point.**
- Title 30.04.05(J)(3)(ii) – The Site's landscaping will provide a minimum of 95% plants that have very low or low water needs. **1 point.**
- Title 30.04.05(J)(4)(i) – The proposed building design includes a cool roof design. **1 point.**
- Title 30.04.05(J)(4)(ii)(b)(1) – The Site will include 75% shades or awnings over the south/west windows and doors. **2 points.**
- Title 30.04.05(J)(4)(ii)(c)(2) – The proposed building will incorporate daylighting strategies. **0.5 points.**
- Title 30.04.05(J)(4)(ii)(c)(5) – The proposed building will incorporate low-emissivity glass on all south-and-west facing buildings. **0.5 points.**
- Title 30.04.05(J)(4)(iii)(a) – 70% of the proposed building's roof will contain solar panels. **2 points.**

We thank you in advance for your consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0661-CDC LAND, LLC SERIES D:**

**ZONE CHANGE** to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

176-23-401-015 ptn

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6665 Gary Avenue
- Site Acreage: 0.98 acre portion of 2.06 acres
- Existing Land Use: Vacant site that is partially paved with an office building

**Request**

This is a zone change request to IL (Industrial Light) zoning. The site is planned Business Employment (BE) with mixed zoning. The western portion of the site is zoned RS20, and the eastern portion of the site is already zoned IL.

**Applicant's Justification**

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. The use of the property will be for storage of semi-trucks and trailers. This use is very similar to and compatible with adjacent and nearby uses. Additionally, part of the scope of this project is to demolish the existing bunker and office building that are currently on the site. Following the demolition, there will be no buildings on the property.

**Surrounding Land Use**

|                      | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                |
|----------------------|---------------------------|---------------------------|----------------------------------|
| North, South, & West | Business Employment       | IL                        | Warehouse & outside storage uses |

**Surrounding Land Use**

|      | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use             |
|------|---------------------------|---------------------------|-------------------------------|
| East | Business Employment       | IL                        | Cannabis Cultivation facility |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| UC-25-0662         | A use permit, waiver of development standards, and design review to allow for truck parking, staging and outdoor storage 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 IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The surrounding area is within the Arden Industrial Park and most of the parcels are zoned IL and planned for BE uses based on the railroad tracks to the east. The east portion of the property is currently in zone IL. Reclassifying the RS20 portion of the property to IL will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request to IL.

**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**

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

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement,

so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAXIM CAZACU

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117







# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7A

APPLICATION NUMBER(s): ZC-25-0661

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

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

Date: 10/15/2025

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

Date: 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: 11/5/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100933

ASSESSOR PARCEL #(s): 178-23-401-015

PROPERTY ADDRESS/ CROSS STREETS: Gary and Redwood

## DETAILED SUMMARY PROJECT DESCRIPTION

Demolition and infill of bunker structure. Repaving of site. This application is for a zone change from RS20 to IL.

## PROPERTY OWNER INFORMATION

NAME: CDC LAND LLC SERIES D

ADDRESS: 60 Corporate Park Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-570-5125

CELL 702-379-1117

## APPLICANT INFORMATION (information must match online application)

NAME: CDC LAND LLC SERIES D

ADDRESS: 60 Corporate Park Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-570-5125

CELL 702-379-1117

ACCELA REFERENCE CONTACT ID #

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

NAME: IZ design studio

ADDRESS: 7229 W Sahara Ave #120

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-441-0026

CELL 702-327-1754

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

MAXIM CHZBCH  
Property Owner (Print)

08/04/2025  
Date

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314  
<http://www.clarkcountynv.gov/comprehensive-planning>

06/24/2025

**RS20 TO IL**  
**June 9, 2025**

Attn: Planner, Clark County Planning  
Public Works Review

Re: Gary Bunker Demolition – Use Permit  
APN: 176-23-401-015  
Application #: APR 24-101359

To Whom It May Concern:

**Overview**

We are applying for a zone change to IL from RS20. The use of the property will be storage of semi's and -trailers. This use is very similar to and compatible with adjacent and nearby uses.

**Zone Change**

We are requesting a Zone Change for the western half of the parcel to IL (Industrial Light) from RS20 (Residential Single-family 20). Surrounding parcels and the other half of the property are already zoned IL and this is an appropriate use in line with the planned land use of Business Employment (BE).

Thank you for your time in reviewing our proposed application. Please reach out to me via email: [zach@izdesignstudio.com](mailto:zach@izdesignstudio.com) or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, AIA, LEED AP bd+c, Principal

IZ design studio

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0662-CDC LAND, LLC SERIES D:**

**USE PERMIT** for a truck parking/staging.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.

**DESIGN REVIEW** for a truck parking/staging and outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone.

Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh  
(For possible action)

RELATED INFORMATION:

**APN:**

176-23-401-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Gomer Road where landscaping consisting of 1 tree and 3 shrubs are required every 30 linear feet of street frontage per Section 30.04.01D7.
2.
  - a. Eliminate the access gate setback at the northeast corner where a minimum of 50 feet is required per Section 30.04.03E.
  - b. Eliminate the access gate setback at the southwest corner where a minimum of feet is required per Section 30.04.03E.
3. Eliminate parking spaces where 7 parking spaces are required per 30.04.04C.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Gomer Road where off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6665 Gary Avenue
- Site Acreage: 2.06
- Project Type: Truck parking/staging and outdoor storage facility
- Parking Required/Provided: 7/0

### Site Plan

The site plan depicts a 2.06 acre lot that is split between an RS20 (Residential Single-Family) zone and an IL (Industrial Light) zone. The companion item ZC-25-0661 is a request to reclassify the RS20 portion of the site to IL zone. The plan shows an entrance at the northeast corner of the property from the private access easement road through an existing manual gate located on the property line. This gate is the subject of a waiver request to eliminate its setback from the north property line. The southern access is from Gomer Road at the southwest corner of the property. Currently, there is an existing gate at the southwest corner of the property which after dedication of Gomer Road right-of-way, will move north to be right at the new south property line with no setback and is the subject of a waiver request with this application. The site will be paved for truck parking/staging and outdoor storage for both semi-trucks and trailers to be kept on site. An onsite paved drive aisle and private road easement will connect Gomer Road and Gary Avenue through the site. An existing chain link fence surrounds the site on the north, east, and west sides of the property. A new screened fence will be located along the south property line (after dedication of right-of-way) adjacent to Gomer Road. The existing building on the north side of the property and underground bunker on the south side of the property will be demolished. No new buildings are proposed with this application.

### Landscaping

Landscaping is not proposed with this application and a waiver is requested to eliminate street landscaping along Gomer Road.

### Applicant's Justification

The applicant is requesting a special use permit to allow truck parking and staging and outdoor storage with access gates on the northeast and southwest corner of the property. The gates have been in the same location since the original use of the property. The proposed waiver from offsite requirements will match the parcel to the west, with only 2 properties served from Gomer Road. Primary access will be from Gomer Road at this property. The site is proposed for parking semi-trucks and trailers, both individually and together. The owner has a primary warehouse property in another part of the county and needs additional truck staging and parking in this area. Truck staging and parking are compatible with the surrounding area and similar industrial uses. The existing building and underground bunker will be demolished, and no new building is proposed on this property. Any outdoor storage within the setbacks will be screened by mesh fencing along Gomer Road, and along the north property line near the private easement Road.

### Surrounding Land Use

|                      | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>         |
|----------------------|----------------------------------|----------------------------------|----------------------------------|
| North, South, & West | Business Employment              | IL                               | Warehouse & outdoor storage uses |
| East                 | Business Employment              | IL                               | Cannabis Cultivation facility    |

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



## Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-25-0661         | A zone change from RS20 to IL zone is a companion item on this agenda. |

## STANDARDS FOR APPROVAL:

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

## Analysis

### Comprehensive Planning

#### Use Permit

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Truck staging and parking is a compatible use in industrial areas. Master Plan Policy 4.2.6 supports development of the freight network to enhance connectivity, and efficient movement of commerce between truck, rail, and air transport. Gomer Road dead ends to the east in an industrial area, with no general public through traffic. Therefore, staff does not predict an adverse effect on adjacent properties or negative impact to the general welfare of the public in this area. The character of the industrial neighborhood will not be substantially changed with the proposed truck staging/parking activity. However, Title 30 requires a minimum of one building to be constructed or erected for the purpose of monitoring onsite activities and controlling access. Since there is no building proposed on this property with the current plan, staff cannot support the special use permit.

#### 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

Landscaping is a basic improvement along public streets and enhances industrial properties while providing shade which helps with minimizing the urban heat island effects. Eliminating landscape requirements will not meet Policy 3.6.1 which encourages new users to provide shade in areas not previously landscaped. Staff cannot support the waiver request.

#### Waivers of Development Standards #2a

The proposed access gate at the northeast corner of the property is located between Gomer Road and Gary Avenue. This entrance is labeled as the primary entrance on the plan and is the most

hidden from public view. No queueing of vehicles is anticipated at Gomer Road with this development. Any queueing of vehicles will take place in the access easement connecting the property to Gary Avenue at the northeast corner of the property. This access easement is approximately 335 feet in length and can fit several trucks with trailers. The access from a private easement and limited impact to public streets is generally supported by staff, however, since staff cannot support the use permit or design review, staff cannot support the waiver.

#### Waivers of Development Standards #2b

The proposed gated access located at the southwest corner of the property is shown on the property line with no space for queueing along Gomer Road. The setback requirement for gates is intended to limit the impact of traffic and their queueing on public roads. Trucks in this case, with gates being right at the property line, trucks may be queueing in Gomer Road before entering the property which creates an unsafe condition. Other users of this street could be negatively impacted by the longer truck/trailer queueing because gate setbacks are not met. Staff cannot support the waiver request.

#### Design Review

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

No trash enclosure is included with this plan as required by code. Trash is generated during any industrial or trucking operation and needs a receptacle location near start/end locations during workdays. Not providing a trash receptacle will likely lead to trash and debris on the property. The applicant will maintain a drive aisle through the property that is sufficient for emergency access and general semi-truck uses. However, having the gate on the public street at the southwest corner of the site with zero setback from the property line does not promote efficient access from a public road. The current plan does not include landscaping along Gomer Road, which is needed for street aesthetics and to combat heat island impacts associated with increased amounts of pavement in the community. Also, staff is not supporting the use permit request. Therefore, staff cannot support the design review.

#### Public Works - Development Review

##### Waiver of Development Standards #4

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

#### **Staff Recommendation**

Denial.



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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- 1 year review of off-site improvements;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Gomer Road.
- Applicant is advised that off-site improvement permits may be required.

### **Fire Prevention Bureau**

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

### **Southern Nevada Health District (SNHD) - Engineering**

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

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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public

sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

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

**APPLICANT:** MAXIM CAZACU

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS,  
NV 89117

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

8A

APPLICATION NUMBER(s): UC/WS/DR-25-0662

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

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

Date: 10/15/2025

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: 11/5/2025 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 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**

Dawn VonMendenhall, Secretary  
(702) 289-0196  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

**Department of Comprehensive Planning**

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

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

Page 2 of 5



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100833

ASSESSOR PARCEL #(s): 178-23-401-015

PROPERTY ADDRESS/ CROSS STREETS: Gary and Redwood

## DETAILED SUMMARY PROJECT DESCRIPTION

Demolition and infill of bunker structure. Repaving of site. This application is for required waivers and special use permit.

## PROPERTY OWNER INFORMATION

NAME: CDC LAND LLC SERIES D

ADDRESS: 80 Corporate Park Drive

CITY: Henderson

STATE: NV ZIP CODE: 89074

TELEPHONE: 702-570-5125

CELL 702-379-1117

## APPLICANT INFORMATION (information must match online application)

NAME: CDC LAND LLC SERIES D

ADDRESS: 80 Corporate Park Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-570-5125

CELL 702-379-1117

ACCELA REFERENCE CONTACT ID #

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

NAME: IZ design studio

ADDRESS: 7229 W Sahara Ave #120

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-441-0025

CELL 702-327-1754

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

MAXIM ORZHOU  
Property Owner (Print)

Date

09/04/2025

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314  
<http://www.clarkcountynv.gov/comprehensive-planning>

06/24/2025

**August 11, 2025**

Attn: Planner, Clark County Planning  
Public Works Review

Re: Gary Bunker Demolition – Use Permit  
APN: 176-23-401-015  
Application #: APR 24-101359

To Whom It May Concern:

**Overview**

We are applying for a Special Use Permit to allow for Truck Parking and Staging within a Industrial Light (IL) zone. The use of the property will be storage of semi's and trailers. This use is very similar to and compatible with adjacent and nearby uses.

Part of our project is to demolish the existing bunker and office building that are on the site. Following this demolition, there will be no buildings on the site. Setbacks in the IL zone are 20 feet at the front and no setbacks are required at the interior sides and rear.

**Special Use**

Truck Parking is allowed in IL zones with Special Use approval. We meet the definition of this use: "A site of building for the parking of commercial vehicles or , commercial vehicle loading and unloading of cargo for transport, shipment, or distribution to an off-site area on a regular basis, and may include facilities for temporary cargo storage."

Our storage is not encroaching into any of the setbacks and we intend to maintain the existing chain-link fence that borders the property, with required screening.

**Waivers**

We would like to request a Waiver of Development Standards for access gate setback per 30.04.03E(2). We would like to reuse the existing access gate with no changes. The gate has been in this location since the property was originally developed. This existing gate is setback 0 feet from the property line where 50 feet is required. The new gate is setback 0 feet where 50 feet is required.

We would like to request a Waiver of Development Standards street landscaping per 30.04.01D(7). There is currently no existing landscape on our property or adjoining properties, we would like to maintain existing conditions.

We would like to request a Waiver of Development Standards for the following selected off site improvements: curb, gutter, detached sidewalks, streetlights and **partial paving** along Gomer Road per 30.04.08. We are requesting to provide only partial paving in place of curb, gutter, and sidewalks. The proposed condition matches the parcel to our west. Our access is proposed to remain as-is from Gary and there are only two properties serviced from Gomer. Per the

attached designs, we will provide the partial paving of the half street on gomer road adjacent to our property.

**Parking**

We are not providing parking spaces and as per Table 30.04-2 Minimum Required Parking, no parking is required for Truck Parking or Staging.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: [zach@izdesignstudio.com](mailto:zach@izdesignstudio.com) or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, AIA, LEED AP bd+c, Principal

IZ design studio





PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0669-B & O INVESTMENT, LLC:**

**ZONE CHANGE** to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Windmill Lane and west of Giles pie Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-09-403-024; 177-09-403-031 through 177-09-403-033

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 170 E. Windmill Lane
- Site Acreage: 2.38
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CG (Commercial General) Zone. There are related land use applications for a proposed 4 story, 150 room hotel on the subject parcels. According to the applicant, multiple properties along Windmill Lane are now being zoned for commercial uses to south, east, and west of this site which means Windmill Lane is transitioning to a commercial corridor. Furthermore, building the proposed hotel will not have a negative impact on nearby residents as it will have direct driveways on Windmill Lane and another driveway on Giles pie Street.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ZC-1548-06         | Reclassified APN 177-09-403-031 from RS20 to CRT zoning for an office building - expired | Approved by BCC | December 2006 |

**Surrounding Land Use**

|       | Planned Land Use Category                 | Zoning District (Overlay) | Existing Land Use                       |
|-------|---|---------------------------|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) | RS20                      | Undeveloped & single-family residential |
| South | Neighborhood Commercial                   | RS20 & CG                 | Undeveloped & single-family residential |
| East  | Neighborhood Commercial                   | RS20                      | Undeveloped & single-family residential |
| West  | Neighborhood Commercial                   | CP                        | Undeveloped                             |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| WS-25-0670         | Waivers of development standards and a design review for a hotel is a companion item on this agenda.                   |
| VS-25-0672         | A vacation and abandonment for rights-of-way of Warm Springs Road and Gilespe Street is companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located across the street from properties that are currently zoned for CG. In addition, other CG zoned properties also exist along the Windmill Lane corridor. Windmill Lane is a 100 foot wide arterial street and can accommodate the proposed zoning. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

**Staff Recommendation**  
Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Fire Prevention Bureau**

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

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

### **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 #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUKHVINDER KAUR

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9A

APPLICATION NUMBER(s): ZC-25-0669

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

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

Date: 10/15/2025

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: 11/5/2025 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.
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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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### **LAUGHLIN**

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4701 N. Durango Dr., Las Vegas

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Jill Nikovis-Leiva, Secretary  
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Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-032

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E. Windmill Ln and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from RS20 (Residential Single-Family 20) to CG (Commercial General)

## PROPERTY OWNER INFORMATION

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yagunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-033

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E Windmill Ln and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from RS20(Residential Single-Family 20) to CG  
(Commercial General)

## PROPERTY OWNER INFORMATION

NAME: CHADHA BHAVJOT SINGH & DEVINDER S

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yagunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176

CELL \_\_\_\_\_

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

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

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

  
Property Owner (Signature)\*

  
Property Owner (Print)

  
Date





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-031, 177-09-403-024

PROPERTY ADDRESS/ CROSS STREETS: 170 E. Windmill Ln. Las Vegas, NV 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from RS20(Residential Single-Family 20) to CG  
(Commercial General)

## PROPERTY OWNER INFORMATION

NAME: KAUR SUKHVINDER

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yaqunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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(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)\*

Sukhvinder Kaur  
Property Owner (Print)

AhA 25  
Date / /

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

September 12, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pkwy.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Justification Letter for Request for Zone Change**  
SW Corner of Windmill Lane & Gilespeie Street  
APN # 177-09-403-024  
APN # 177-09-403-031  
APN # 177-09-403-032  
APN # 177-09-403-033

To Whom It May Concern:

This is a Justification Letter for the above referenced property. With this justification letter we would like to request a zone change for the above referenced properties. The above referenced properties are currently zoned RS20 (Residential Single-Family 20) with planned land use as NC (Neighborhood Commercial). We are proposing a zone change to CG (Commercial General) to allow the owner to build a business hotel on their property. By looking at the parcels on the Windmill Ln there are multiple commercial parcels which means Windmill Ln is turning into a main commercial street. Building the hotel will not have any negative impact to the residents around it as it will have a direct driveway to Windmill Ln and another driveway to Gilespeie St which feeds into Windmill Ln.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at [Olen@SRutar.com](mailto:Olen@SRutar.com).

Sincerely,

Olen Yaqunda  
Job Captain

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

11/05/25 BCC AGENDA SHEET

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0672-B & O INVESTMENT, LLC:**

**VACATE AND ABANDON** portion of a right-of-way being Windmill Lane located between Gilespe Street and Rancho Destino Road, and portion of a right-of-way being Gilespe Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-09-403-024; 177-09-403-031 through 177-09-403-033

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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

The plans depict the vacation and abandonment of 5 foot wide portions of rights-of-way being Windmill Lane and Gilespe Street. The vacation and abandonment of the rights-of-way is necessary to accommodate the required detached sidewalk.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ZC-1548-06         | Reclassified APN 177-09-403-031 from RS20 to CRT zoning for an office building - expired | Approved by BCC | December 2006 |

**Surrounding Land Use**

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-25-0669         | A zone change from RS20 to CG is a companion item on this agenda.                                    |
| WS-25-0670         | Waivers of development standards and a design review for a hotel is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- 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:** SUKHVINDER KAUR

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD,  
LAS VEGAS, NV 89119





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 10A

APPLICATION NUMBER(s): VS-25-0672

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

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

Date: 10/15/2025

Location: Refer to listing on other side

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

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

### PLANNING COMMISSION (PC)

Date: 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

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### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/5/2025 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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### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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

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

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-032

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E. Windmill Ln. and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of ROW

## PROPERTY OWNER INFORMATION

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

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

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

NAME: Olen Yaqunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176

CELL \_\_\_\_\_

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

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

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

[Signature]  
Property Owner (Signature)\*

Sulchwindi-A Khan  
Property Owner (Print)

9/2/25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-033

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E Windmill Ln. and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of ROW

## PROPERTY OWNER INFORMATION

NAME: CHADHA BHAVJOT SINGH & DEVINDER S

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yaqunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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Property Owner (Signature)\*

Property Owner (Print)

**1U\***  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-031, 177-09-403-024

PROPERTY ADDRESS/ CROSS STREETS: 170 E. Windmill Ln. Las Vegas, NV 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of ROW

## PROPERTY OWNER INFORMATION

NAME: KAUR SUKHVINDER

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yaqunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

  
Property Owner (Print)

  
Date

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

August 12, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pkwy.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Justification Letter for Vacation of right-of-way**  
SW Corner of Windmill Lane & Gilespe Street  
APN # 177-09-403-024  
APN # 177-09-403-031  
APN # 177-09-403-032  
APN # 177-09-403-033

To Whom It May Concern:

This is a Justification Letter for Vacation of the right-of-way for the above referenced property. The 5'-0" right-of-way along the South and East property lines is proposed to be vacated to accommodate the detached sidewalk per the attached site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at [Olen@SRutar.com](mailto:Olen@SRutar.com).

Sincerely,

Olen Yaqunda  
Job Captain

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

**PUBLIC HEARING**

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

**WS-25-0670-B & O INVESTMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce throat depth; and 3) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone.

Generally located north of Windmill Lane and west of Gillespie Street within Enterprise. MN/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-403-024; 177-09-403-031 through 177-09-403-033

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 50 feet where structures adjacent to an NPO-RNP shall not have heights exceeding those of the RNP district standards (35 feet) per Section 30.04.06 (a 43% increase).
2.
  - a. Reduce throat depth for a driveway along Windmill Lane to 8 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 92% reduction).
  - b. Reduce throat depth for a driveway along Gillespie Street to 14 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 86% reduction).
3.
  - a. Reduce the driveway approach distance for a driveway on Gillespie Street to 14 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
  - b. Reduce the driveway departure distance for a driveway on Windmill Lane to 56 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 170 E. Windmill Lane
- Site Acreage: 2.38
- Project Type: Hotel
- Number of Stories: 4

- Building Height (feet): 50
- Square Feet: 20,143 1<sup>st</sup> floor/18,209 2<sup>nd</sup>/18,209 3<sup>rd</sup>/18,209 4<sup>th</sup> floor/74,770 total
- Parking Required/Provided: 105/105
- Sustainability Required/Provided: 7/7

#### Site Plan

The site plan depicts an L-shaped 150 room, 74,770 square foot hotel on 2.38 acres at the northwest corner of Windmill Lane and Gillespie Street. Access to the site is provided from both Gillespie Street and Windmill Lane. Cross access is provided to the parcel to the west at the northwest corner of the property. A 105 parking spaces are provided where 105 parking spaces are required, including 27 electric vehicle capable spaces, 4 electric vehicle installed spaces, and 5 accessible parking spaces. The building is located at the southwest side of the site, 87 feet from the north property line with parking provided on the north and east sides of the building. 3 loading spaces are shown on the north and east sides of the building. Pedestrian access is provided by sidewalks on the west, east, and south sides of the property, throughout the parking lot, and from detached sidewalks along Gillespie Street and Windmill Lane. The amenities are located on the west side of the hotel and accessed through pedestrian gates. The main entrance to the hotel is facing north into the interior parking lot. The trash enclosure is located over 100 feet from the adjacent residential property to the north.

#### Landscaping

The landscape plan depicts detached sidewalks with medium trees along Windmill Lane and Gillespie Street. Medium trees are also shown in the parking lot areas. Evergreen trees are shown within a 15 foot landscape buffer strip along the north property line, adjacent to a residential development. A swimming pool, small dog park, and outdoor seating area are shown on the west side of the building.

#### Elevations

The elevations depict a 4 story hotel structure with multiple roof planes and angles, including up to a 9 foot variation in the roofline. Each façade of the building includes a variety of architectural treatments, siding, texture, and awnings. The exterior finish includes stucco, vertical metal panels, standing seam mansard roof, and 6 color variations. The main entrance is located on the north facing façade with aluminum storefront windows, and windows covered by an awning. Pedestrian access is provided on all sides of the building with access to the amenities area on the west side of the building.

#### Floor Plans

The floor plans depict a 1<sup>st</sup> floor with reception desk, restrooms, seating area, buffet area, conference room, laundry room, gym, small kitchen, utility rooms, and guest rooms. Floor 2 through 4 include guest rooms.

#### Applicant's Justification

The applicant states the proposed hotel is designed as an L shape to be as close as possible to Windmill Street and to maximize the distance from the nearest residential home and property. The roof deck is 40 feet in height with the additional 9.5 feet of parapet wall area shielding

rooftop mechanical. The access waivers are required to provide 2 access points and a future cross access drive connection is provided at the northwest corner of the property.

#### Prior Land Use Requests

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ZC-1548-06         | Reclassified APN 177-09-403-031 from RS20 to CRT zoning for an office building - Expired | Approved by BCC | December 2006 |

#### Surrounding Land Use

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

#### Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-25-0669         | A zone change from RS20 to CG is a companion item on this agenda.  |
| VS-25-0672         | Vacation of rights-of-way for Warm Springs Road and Giles pie Street is a companion item on this agenda. |

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The proposed height increase does not preserve the adjacent NPO-RNP neighborhood to the north where the intent of the height limitation is to transition from higher intensity uses to the neighborhood residential properties. The proposed height is not compatible with existing ranch

estate property to the north, creating negative impacts to the adjacent residential properties, and will not comply with Master Plan Policy EN 1.1 that encourages uniform neighborhoods to protect the integrity of existing neighborhoods. Staff cannot support the waiver request.

#### Design Review

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

The proposed 150 room hotel is located adjacent to the NPO-RNP neighborhood to the north and the intensity and density of the building, including the height, will not meet Master Plan Policy 1.4.5, which seeks buffers and transitions to mitigate the impact of new development on existing residential neighborhoods. The 150 room hotel is proposed to be 49.5 feet in height, which is not compatible with the adjacent residential neighborhood and will not meet Master Plan Policy 1.5.2 that supports compatible development to minimize conflicts between higher intensity development adjacent to an NPO-RNP. Staff cannot support the design review.

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

##### Waiver of Development Standards #2 & #3b

Although the throat depths and departure distance for commercial driveways on Windmill Lane and Giles pie Street do not comply with the minimum standard, the applicant worked with staff to extend the throat depth and relocate parking for the Windmill Lane driveway, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

##### Waiver of Development Standards #3a

Staff has no objection to the reduction in approach distance for the Giles pie Street commercial driveway. The applicant placed the driveway as far north as the site will allow.

#### **Staff Recommendation**

Approval of waivers of development standards #2 and #3; denial of waivers of development standards #1 and the design review.

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

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

##### **Comprehensive Planning**

If approved:

- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Fire Prevention Bureau**

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

#### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

#### **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 #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUKHVINDER KAUR

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS  
VEGAS, NV 89119

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

# 11A

APPLICATION NUMBER(s): WS/DR-25-0670

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

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

Date: 10/15/2025

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: 11/5/2025 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 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**

Dawn VonMendenhall, Secretary  
(702) 289-0196  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
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| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
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All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

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

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-032

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E. Windmill Ln. and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Proposing to build a 4-story hotel on multiple parcels of land.  
Requesting waiver of development standards.

## PROPERTY OWNER INFORMATION

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

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STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176

CELL \_\_\_\_\_

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\*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)\*

Sulchwindi-Ikan  
Property Owner (Print)

9/2/25  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-033

PROPERTY ADDRESS/ CROSS STREETS: near NWC of E Windmill Ln and Gillespie St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Proposing to build a 4-story hotel on multiple parcels of land.  
Requesting waiver of development standards.

## PROPERTY OWNER INFORMATION

NAME: CHADHA BHAVJOT SINGH & DEVINDER S

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-635-1986 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Olen Yagunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Property Owner (Signature)\*

Property Owner (Print)

**1U\***  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101332

ASSESSOR PARCEL #(s): 177-09-403-031, 177-09-403-024

PROPERTY ADDRESS/ CROSS STREETS: 170 E. Windmill Ln. Las Vegas, NV 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

Proposing to build a 4-story hotel on multiple parcels of land.  
Requesting waiver of development standards.

## PROPERTY OWNER INFORMATION

NAME: KAUR SUKHVINDER

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: CELL 702-635-1986

## APPLICANT INFORMATION (information must match online application)

NAME: B & O INVESTMENT L L C

ADDRESS: 5895 N JENSEN ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89149

TELEPHONE: CELL 702-635-1986 ACCELA REFERENCE CONTACT ID #

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

NAME: Olen Yaqunda-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176 CELL ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

September 12, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pkwy.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Justification Letter for Design Review and Waiver of Development Standards**  
SW Corner of Windmill Lane & Gillespie Street  
APN # 177-09-403-024  
APN # 177-09-403-031  
APN # 177-09-403-032  
APN # 177-09-403-033

To Whom It May Concern:

We are proposing to build a hotel that includes 150 rooms, 27 rooms for the 1<sup>st</sup> floor and 41 rooms each for the 2<sup>nd</sup>-4<sup>th</sup> floor. 4- story in height (overall height at 49'-6') with total area of 74,770 square feet, 20,143 square feet for the 1<sup>st</sup> floor and 18,209 for 2<sup>nd</sup>-4<sup>th</sup> floor. The elevations have variations in materials and heights, but do not exceed the allowable 50'-0". Heights to roof deck at highest point are 40'-0" with enough parapet height to screen roof top equipment. We are also proposing different material and colors to be incorporated. The hotel has been designed as L shaped to be as close as possible to the street to provide as much possible distance from the lots to the north in order to provide more privacy, this is the reason why there isn't a main building entrance facing the public street per 30.04.05G.

The landscape buffer has been provided per 30.04.02. Parking for the residential adjacency standard 30.04.06 are not being met because of the lot shape and size. Parking and street landscapes have been provided as required by code.

We are providing a covered trash enclosure distanced 119'-10" from the closest residential lot where only 50' is required per 30.04.06 K. Exterior lights to be per code standards and there are no light poles to be proposed.

Parking is provided per Table 30.04-2; 105 spaces are required and 105 spaces provided with 5 of them being handicapped. 3% of the parking spots will have EV installed and 25% of the parking spots will be EV capable.

Required landscaping with detached sidewalk are provided along Windmill Ln and Gillespie St.

With this application, we are also requesting the approval of the following Waivers of Development Standards:



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1. **Throat Depth:** Throat depth for the commercial drive from Windmill Ln per Uniform Standard Drawing 222.1 is required to be a hundred (100) feet where only 8'-0" is provided on one side and 50'-8 1/2" is provided on the other side. This waiver is requested in order to provide parking as much as possible and to place the building far enough away from the residential parcels on the north side. Please note based on the lot shape and size, 31 parking spaces will be eliminated by providing the required throat depth.
2. **Throat Depth:** Throat depth for the commercial drive from Gillespie St per Uniform Standard Drawing 222.1 is required to be a hundred (100) feet where only 14'-10" is provided on one side and the other side met the requirement. This waiver is requested in order to provide twelve (12) Capable EV parking spaces on the north side.
3. **Departure Distance:** Windmill Ln commercial driveway minimum departure distance per uniform Standard Drawings 222.1 is 190 feet where only 56'-5 1/2" is provided. Per the hotel size and the lot shape and in order to provide all the other site requirements.
4. **Approach Distance:** Gillespie St commercial driveway minimum Approach distance per uniform Standard Drawings 222.1 is 150 feet where only 14'-0" is provided. The east property line distance is 115.94 feet, there is not enough distance to provide the minimum 150 feet for the approach distance.

The project does meet **the Sustainability Checklist** minimum requirements, as shown on plans, total of 7 points:

- All trees and shrubs are 100% water-efficient and have low or very low water usage. (1 Point)
- More than 50% of the paved parking lot is covered by mature tree canopies. As shown in L1.0 total parking area is 15,200 S.F. while tree coverage is 8,114 S.F. (1 point)
- The entire roof is TPO membrane which has SRI of 80 which is higher than 78, and a cool roof. (1 point)
- Electrical bicycle charging area and shades are provided. (1 point)
- More than 50% of windows and doors that face south have a minimum of 3'-0" canopy/ awnings above, more than 50% of windows and doors that face west have a minimum of 3'-0" canopy/ awnings above. (2 points)
- The amenity zone next to the building to be shaded. (0.5 points).
- The entire building will have low-e glazing and low solar heat gain coefficient (0.5 point).

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at [Olen@SRutar.com](mailto:Olen@SRutar.com).

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

Sincerely,

Olen Yaqunda  
Job Captain

SUZANA RUTAR Architect Ltd.  
A Professional Corporation