RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Blvd.

Blue Diamond, NV 89004

November 23, 2026

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The 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 Council members for this meeting may be requested from Electra Smith at 702-370-6297.
    - Supporting material is 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 at http://clarkcountynv.gov/RedRockCAC

Board/Council Members: Steffanie Gray, Chairperson
Greg Bailey, Vice Chairperson
Bob Matthews
Evan Slawson
Thomas Seubert

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
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 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

III. Approval of Minutes for September 30, 2026. (For possible action)

IV. Approval of the Agenda for November 23, 2026 Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns. (for discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns. (for discussion only)
3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area. (for discussion only)
4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns. (for discussion only)
5. Receive a report from Blue Diamond Library regarding current programs and upcoming activities (for discussion only)
6. Receive a report from Clark County Administrative Services regarding updates from Clark County. (for discussion only)

VI. Planning and Zoning

12/01/26 PC

1. **PA-26-700047-ELDORADO MINES LTD**:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM) on 8.25 acres. Generally located north of State Route 159 (alignment) and west of Hickey Drive within Red Rock. JJ/gc (For possible action)

2**. ZC-26-0701-ELDORADO MINES LTD:**
ZONE CHANGE to reclassify 9.25 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock (RRO) Overlay. Generally located north of State Route 159 (alignment) and west of Hickey Drive within Red Rock (description on file). JJ/gc (For possible action)

12/02/26 BCC

3. **PA-26-700041-BLUE GOMER, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

4. **ZC-26-0599-BLUE GOMER, LLC:**
ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

5. **VS-26-0600-BLUE GOMER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue and Hualapai Way, and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

6. **WS-26-0601-BLUE GOMER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

7. **TM-26-500132-BLUE GOMER, LLC:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

8. **PA-26-700042-BLUE HUAL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

9. **ZC-26-0605-BLUE HUAL, LLC:**
ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

10. **VS-26-0606-BLUE HUAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue, and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

11. **WS-26-0607-BLUE HUAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

12. **TM-26-500134-BLUE HUAL, LLC:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay. Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

13. **PA-26-700044-R & S C RENTALS, INC.:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) on 5.29 acres. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/gc (For possible action)

14. **ZC-26-0612-R & S C RENTALS, INC.:**
ZONE CHANGE to reclassify 5.29 acres from an RS80 (Residential Single-Family 80) Zone to an RS10 (Residential Single-Family 10) Zone within the Red Rock (RRO) Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock (description on file). JJ/gc (For possible action)

15. **VS-26-0614-R & S C RENTALS, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue (alignment) and Gomer Road (alignment), and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/bb/kh (For possible action)

16. **WS-26-0613-R & S C RENTALS, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential subdivision on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

17. **TM-26-500135-R & S C RENTALS, INC.:**
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay. Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

12/15/26 PC

18. **ET-26-400116 (UC-22-0508)-RED ROCK MEMORIAL PARK, LLC:**
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

19. **ET-26-400117 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for access gate setback.
DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

12/16/26 BCC

20. **ET-26-400113 (UC-24-0594)-RED ROCK RV PARK, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) recreational vehicle park; and 2) recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/cv (For possible action)

21. **UC-26-0725-RESERVE AT RED ROCK CANYON LLC ET AL:**
USE PERMIT for live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase maximum parking.

DESIGN REVIEW for a proposed hotel including all accessory and ancillary uses on 22.37 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/md/cv (For possible action)

22. **VS-26-0686-SUN WEST LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Orduno Street and Hualapai Way, and Serene Avenue and Oleta Avenue (alignment) within Red Rock (description on file). JJ/tpd/cv (For possible action)

23. **WS-26-0685-SUN WEST LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an accessory structure prior to a primary structure; 2) eliminate street landscaping; and 3) waive full off-site improvements in conjunction with an existing single-family residence on 2.29 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located north of Serene Ave.

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the 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 (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell y**our last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: January 27, 2027

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Blue Diamond Recreation Hall, 2 Village Blvd., Blue Diamond, NV 89004
https://notice.nv.gov

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

RED ROCK CITIZENS ADVISORY COUNCIL

MINUTES
September 30, 2026

Board/Council Members:	Steffanie Gray, Chairperson - **PRESENT** Bob Matthews, Vice Chairperson - **PRESENT** Greg Bailey - **PRESENT** Evan Slawson - **PRESENT** Thomas Seubert - **PRESENT**
Secretary:	Electra Smith, 702-370-6297, sandyvalleycac@gmail.com
County Liaison(s):	Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

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

The meeting was called to order at 7:00 p.m. by Chair, Steffanie Gray.

II. Public Comment
None

III. Approval of Minutes for September 30, 2026.

Moved by: Steffanie Gray
Action: Approved
Vote: 5-0 /Unanimous

IV. Approval of the Agenda for August 26, 2026.

Moved by: Steffanie Gray
Action: Approved
Vote: 5-0/ Unanimous

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
Jordan Bunker and Aaron Gamble reported on behalf of LVVWD, North well at 15.51 and South well was unable to be read due to transducer failure. The system is stable.

2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
There was no Metro report. Bob shared a concern regarding a report of gunshots and another break in.

DRAFT

3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
   Boris Poff announced the campground reservation system will be active October 1st and there is progress on the Legacy Trail, to expect Phase II to start this October.

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)
   None

5. Receive a report from Blue Diamond Library regarding current programs and upcoming activities. (for discussion only)
   K. Ortiz Hoerner announced the library calendar of events which includes movie nights, Halloween, and NVigate Program Scholarship Contest. Details are available at the library.

6. Receive a report from Clark County Administrative Service regarding any updates from Clark County. (for discussion only)
   Meggan reported there has been a record number of land use items. Bonnie Springs water tank has been approved and CAC board member applications are available online and due November 15th.

VI. Planning and Zoning

1. TA-26-0567-BSR 6276, LLC ET. AL.:
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

Moved by: Steffanie Gray
Action: Denial
Vote: 3-2
Voting Aye: Bob Matthews, Evan Slawson, Thomas Seubert
Voting Nay: Steffanie Gray, Greg Bailey

2. WS-26-0580-RICOLI REVOCABLE TRUST & SARMIENTO RICKY B & OLIVIA T TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for an existing attached patio cover in conjunction with an existing single-family residence on 2.12 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located south of Cougar Avenue and east of Sir Weinman Street within Red Rock. JJ/tpd/cv (For possible action) **10/20/26 PC**

Moved by: Steffanie Gray
Action: Approval
Vote: 4-1
Voting Aye: Bob Matthews, Evan Slawson, Steffanie Gray, Greg Bailey
Voting Nay: Thomas Seubert

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3. Review the draft re-write of the Red Rock Overlay and receive input (for possible action).
Moved by: Steffanie Gray
Action: Approval
Vote: 5-0 - Unanimous

VII. General Business
None

VIII. Comments by the General Public

Bob Matthews had a concern about a report of gun shots and a break in. Bob also requested NDOT to come to a meeting.

IX. Next Meeting Date: **October 28, 2026**

X. Adjournment

The meeting was adjourned at 8:45 pm.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004
https://notice.nv.gov

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ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
MONDAY, 7:00 P.M., NOVEMBER 23, 2026

12/01/26 PC

1. **PA-26-700047-ELDORADO MINES LTD:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM) on 8.25 acres. Generally located north of State Route 159 (alignment) and west of Hickey Drive within Red Rock. JJ/gc (For possible action)

2. **ZC-26-0701-ELDORADO MINES LTD:**
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8. **PA-26-700042-BLUE HUAL, LLC:**
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12/15/26 PC

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DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

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DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

12/16/26 BCC

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DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/cv (For possible action)

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USE PERMIT for live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** increase maximum parking.
DESIGN REVIEW for a proposed hotel including all accessory and ancillary uses on 22.37 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/md/cv (For possible action)

22. **VS-26-0686-SUN WEST LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Orduno Street and Hualapai Way, and Serene Avenue and Oleta Avenue (alignment) within Red Rock (description on file). JJ/tpd/cv (For possible action)

23. **WS-26-0685-SUN WEST LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory structure prior to a primary structure; **2)** eliminate street landscaping; and **3)** waive full off-site improvements in conjunction with an existing single-family residence on 2.29 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located north of Serene Avenue and east of Ordundo Street within Red Rock. JJ/tpd/cv (For possible action)

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700047-ELDORADO MINES LTD:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM) on 8.25 acres.

Generally located north of State Route 159 (alignment) and west of Hickey Drive within Red Rock. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-16-501-006; 175-16-501-008 through 175-16-501-009

EXISTING LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 8152 Nursery Street
- Site Acreage: 8.25
- Existing Land Use: Plant nursery

Applicant's Justification
The applicant states that the request for the Corridor Mixed-Use (CM) land use category is appropriate since the site has been operating as a plant nursery, a commercial use, for many decades. Corridor Mixed-Use (CM) more accurately reflects the existing commercial character and intended continued use of the property. The adjacent parcel to the southwest, which is a part of the plant nursery site, is already master planned as Corridor Mixed-Use (CM). The proposed amendment will not have a negative effect on neighbors or facilities because the plant nursery has been operating in its current capacity without issue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-26-0152	Vacate and abandon government patent easements and a portion of right-of-way being Windmill Lane	Approved by PC	May 2026

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped
South	Open Lands	OS (Red Rock)	Undeveloped
East	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Undeveloped & single-family residential
West	Open Lands, Outlying Neighborhood (up to 0.5 du/ac), and Corridor Mixed-Use	OS, RS80, & H-2 (Red Rock)	Undeveloped, single-family residence, & plant nursery (part of subject site)

Related Applications

Application Number	Request
ZC-26-0701	A zone change from RS80 & H-2 to CG that includes the adjacent parcel to the southwest (APN 175-16-501-007) is a companion item on this agenda.

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

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

The applicant requests a change from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The subject site is currently being used as a plant nursery and has been for many decades. A portion of the overall plant nursery site, APN 175-16-501-007, is already planned for Corridor Mixed-Use (CM). The proposed request to Corridor Mixed-Use (CM) will unify the overall site under one land use category and is more in line with the current use of the property. Furthermore, portions of the site are currently zoned H-2 which is no longer a recognized zoning

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category under Title 30. Title 30 only permits a plant nursery by right in the CG (Commercial General), IP (Industrial Park), IL (Industrial Light), and Agriculture (AG) zones. Therefore, a plan amendment is necessary to allow for a zoning category to bring the site into compliance with Title 30. The request complies with Policy 1.6.3 of the Master Plan which encourages supporting opportunities for local economic development in outlying communities. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 2026 at 9:00 a.m., unless otherwise announced.

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

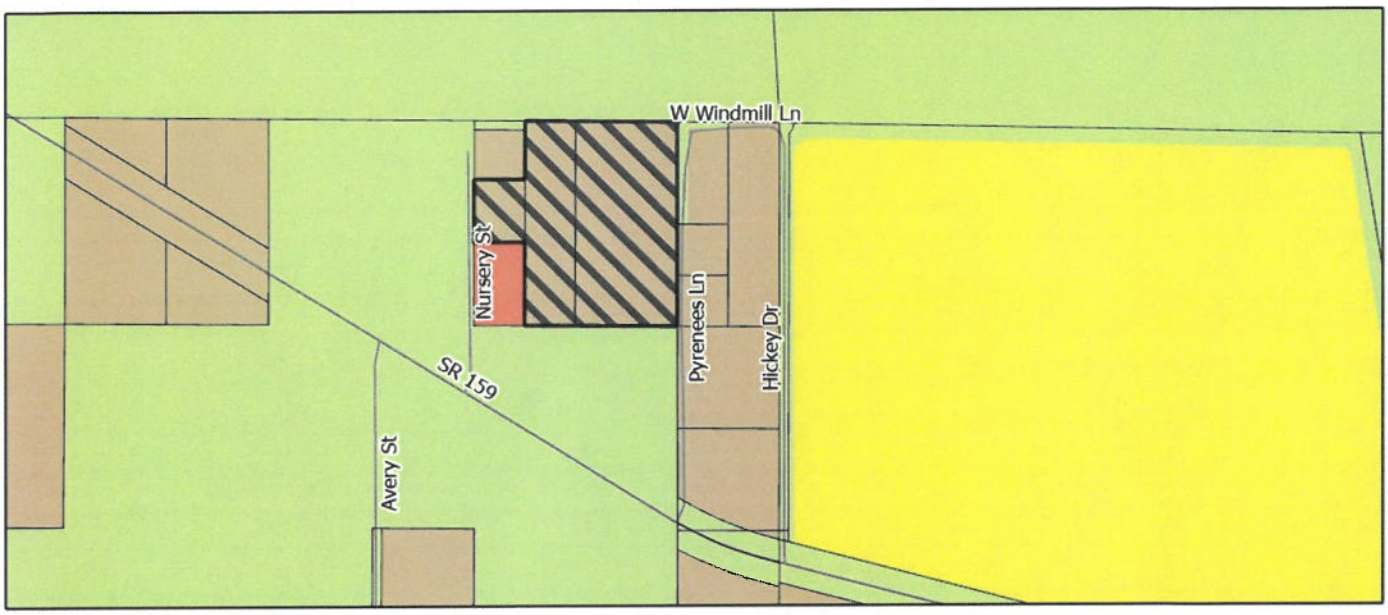
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JOSEPH DAVIDSON
CONTACT: LINDSAY KAEMPFER-ZIEGLER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

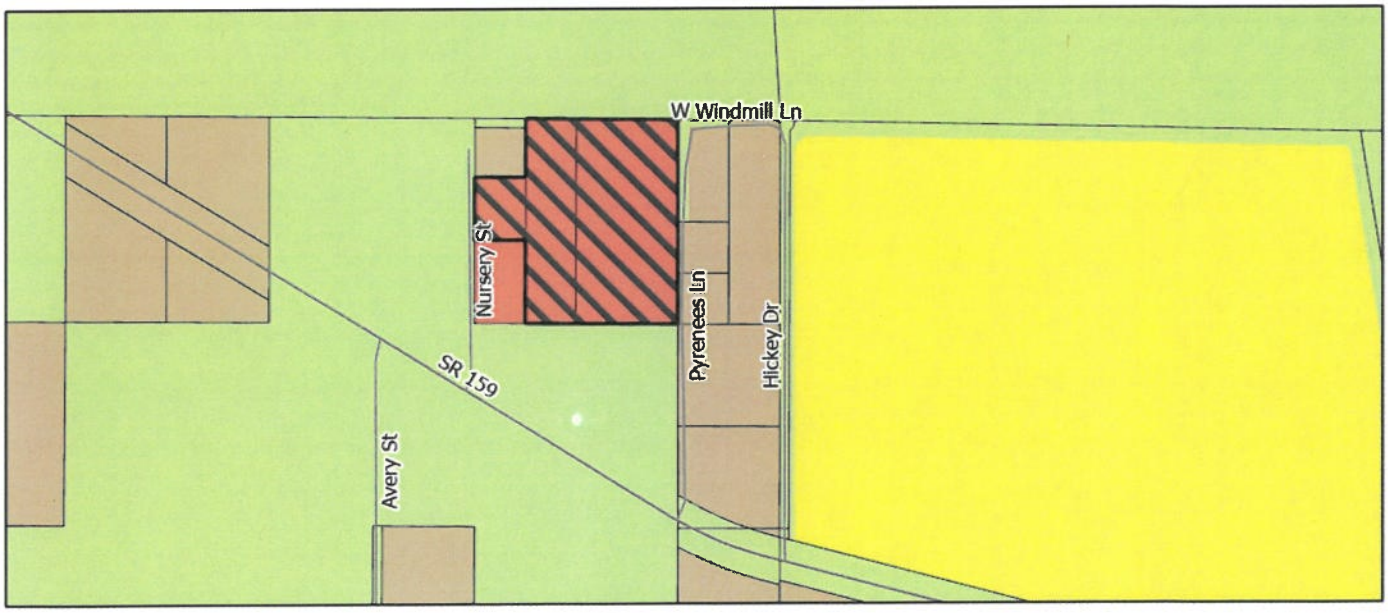
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Planned Land Use Amendment
PA-26-700047

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Current



Requested

Requested Area To Change
Planning Areas

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

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

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

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

Northwest County
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

0 300 600 Feet

Map created on: October 27, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0701-ELDORADO MINES LTD:

ZONE CHANGE to reclassify 9.25 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock (RRO) Overlay.

Generally located north of State Route 159 (alignment) and west of Hickey Drive within Red Rock (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-16-501-006 through 175-16-501-009

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 12740 Blue Diamond Road & 8152 Nursery Street
- Site Acreage: 9.25
- Existing Land Use: Plant nursery

Applicant's Justification
The applicant states that the request for CG (Commercial General) zoning is appropriate since the site has been operating as a plant nursery, a commercial use, for many decades. CG (Commercial General) zoning more accurately reflects the existing commercial character and intended continued use of the property. The H-2 (General Highway Frontage District) zoning on portions of the site is no longer a zoning designation recognized under Title 30. The proposed zone change will not have a negative effect on neighbors or facilities because the plant nursery has been operating in its current capacity without issue.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-26-0152	Vacate and abandon government patent easements and a portion of right-of-way being Windmill Lane	Approved by PC	May 2026
UC-0166-97	Communications tower on APN 175-16-501-007 subject to 5 years for review – expired	Approved by BCC	May 1997

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped
South	Open Lands	OS (Red Rock)	Undeveloped
East	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Undeveloped & single-family residential
West	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	OS, RS80, & H-2 (Red Rock)	Undeveloped & single-family residence

Related Applications

Application Number	Request
PA-26-700047	A plan amendment for APN's 175-16-501-006, 008, & 009 from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM) is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 (General Highway Frontage District) zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The subject site is currently being used as a plant nursery and has been for many decades. Title 30 only permits a plant nursery by right in the CG (Commercial General), IP (Industrial Park), IL (Industrial Light), and Agriculture (AG) zones. The proposed request to CG (Commercial General)zoning will unify the overall site under one zoning district, is more in line with the current use of the property, and will bring the site into conformance with Title 30. The request complies with Policy 1.6.3 of the Master Plan which encourages supporting opportunities for local economic development in outlying communities. For these reasons, staff finds the request for CG (Commercial General) zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 2026 at 9:00 a.m., unless otherwise announced.

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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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPH DAVIDSON
CONTACT: LINDSAY KAEMPFER-ZIEGLER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700041-BLUE GOMER, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-801-005

EXISTING LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the request to the Ranch Estate Neighborhood (RN) land use category is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations. Properties to the east of Hualapai Way are planned for Mid-Intensity Suburban Neighborhood (MN) uses which is a higher density.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

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Related Applications

Application Number	Request
ZC-26-0599	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0600	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-26-0601	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500132	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

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

The applicant requests a change from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, schools, libraries, and other complementary uses.

Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON). However, the Board of County Commissioners' has approved RS20 (Residential Single-Family 20) zoning for some properties closer to Blue Diamond Road, which is conforming to the Ranch Estate Neighborhood (RN) land use category. Furthermore, any adverse impacts to the surrounding area would be minimal as the site is relatively isolated from the other developed residential properties within the Red Rock area. The request complies with Policy 6.1.3 of the Master Plan which encourages continuing to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within

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unincorporated Clark County. For these reasons, staff finds the request for the Ranch Estate Neighborhood (RN) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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

PLANNING COMMISSION ACTION: November 3, 2026 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

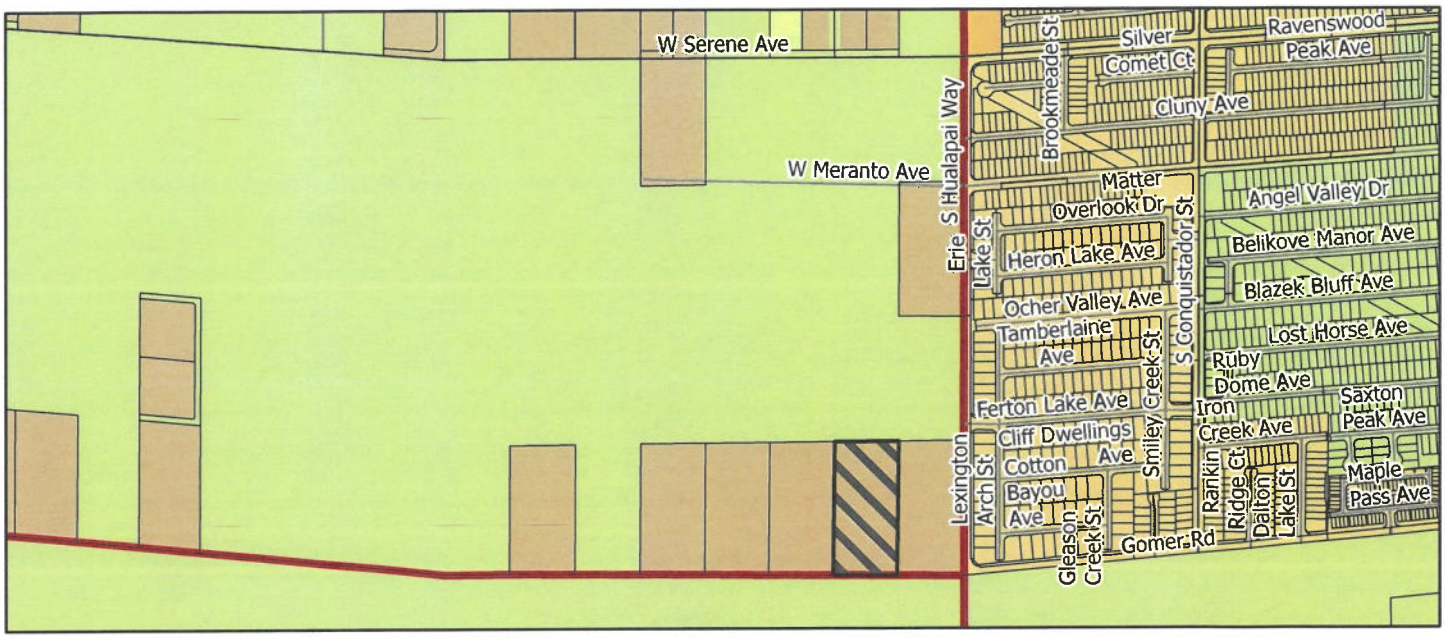
TAB/CAC:
APPROVALS: 2
PROTEST: 13

APPLICANT: BLUE GOMER, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

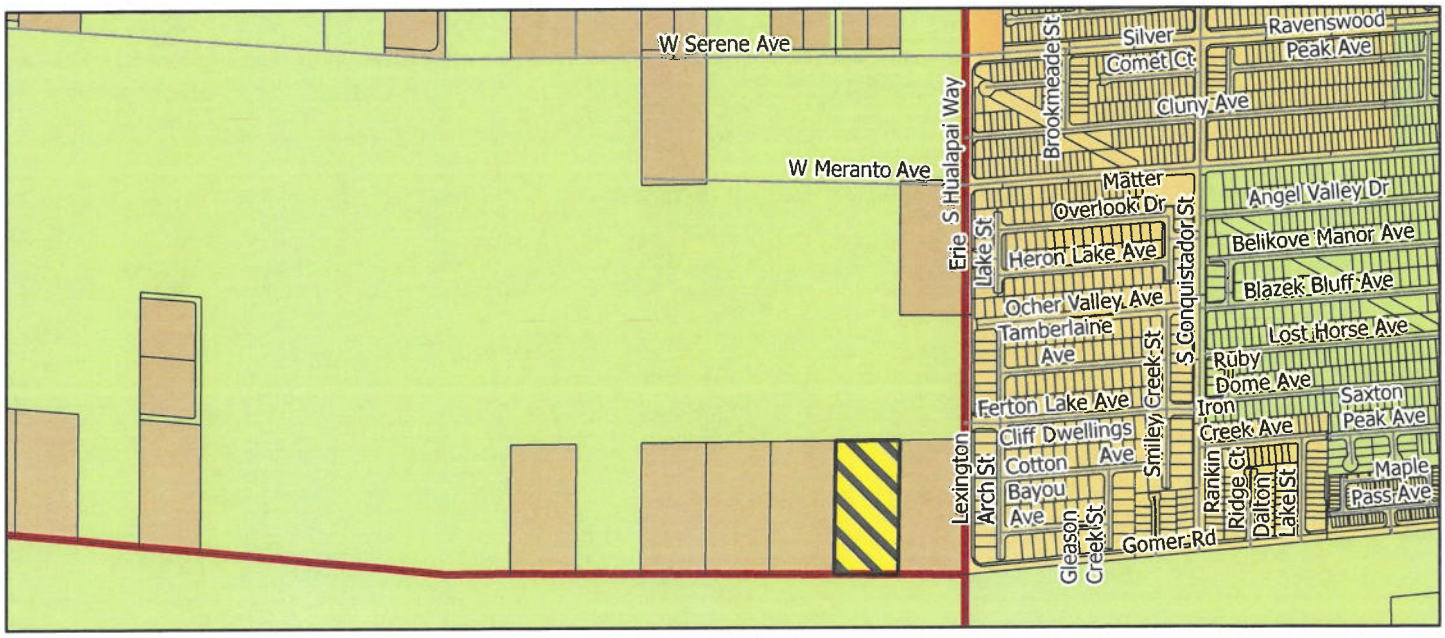
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Planned Land Use Amendment
PA-26-700041

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Current



Requested

- Requested Area To Change
- Planning Areas

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

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

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

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

Northwest County
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N W E S

0 500 1,000 Feet

Map created on: September 21, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0599-BLUE GOMER, LLC:

ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-801-005

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the request for RS20 (Residential Single-Family 20) zoning is appropriate since there are RS3.3 (Residential Single-Family 3.3) zoned properties located to the east across Hualapai Way. The request contributes to the creation of a cohesive and urban environment and supports the imperative for in-fill developments. The request also prioritizes the optimization of the subject parcel within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

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Related Applications

Application Number	Request
PA-26-700041	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
VS-26-0600	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-26-0601	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500132	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON); and are zoned OS (Open Space) Zone, PF (Public Facilities), H-2 (General Highway Frontage District), or RS80 (Residential Single-Family 80). The Board of County Commissioners though, has approved up to RS20 (Residential Single-Family 20) zoning for some properties closer to Blue Diamond Road. Furthermore, any adverse impacts to the surrounding area would be minimal as the site is relatively isolated from the other developed residential properties within the Red Rock Overlay area. The request complies with Policy 6.1.3 of the Master Plan which encourages continuing to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within unincorporated Clark County. For these reasons, staff finds the request for RS20 (Residential Single-Family 20) zoning is appropriate for this location.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0579-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 2
PROTESTS: 12

APPLICANT: BLUE GOMER, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

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12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0600-BLUE GOMER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue and Hualapai Way, and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-005

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements which are no longer needed to develop the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
PA-26-700041	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0599	A zone change from RS80 to RS20 is a companion item on this agenda.
WS-26-0601	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500132	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;
- 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;
- 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.

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TAB/CAC:
APPROVALS: 2
PROTESTS: 12

APPLICANT: BLUE GOMER, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

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12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0601-BLUE GOMER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay.

Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-005

WAIVER OF DEVELOPMENT STANDARDS:
Increase the retaining wall height to 4 feet along the east property line where a maximum of 3 feet is permitted per Section 30.04.02C (a 33% increase).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.31
- Project Type: Single-family residential
- Number of Lots: 10
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 20,508/23,670 (gross)/18,005/20,096 (net)
- Number of Stories: 1
- Building Height (feet): 20 to 25
- Square Feet: 4,980 to 6,295

Site Plan
The plans depict a proposed 10 lot single-family residential subdivision, and all lots are accessed via a private street, which runs north from Gomer Road. In addition, the private street terminates in a cul-de-sac bulb in the northern portion of the subdivision. A 4 foot high retaining wall is proposed along the east property line of the subdivision, which is subject to a waiver request. The subdivision will be enclosed by 6 foot high screen walls, which are also located between

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each lot. The building envelope is centrally located on each lot with minimum 25 foot setbacks from all lot lines in accordance with the standards of the Red Rock Overlay District.

Landscaping
The plans depict detached sidewalks along Gomer Road, featuring street landscaping in accordance with Title 30 standards.

Elevations
The plans depict 4 models ranging from 20 feet to 25 feet in height. Each model features a covered entry, large windows, varying wall heights, cladding and accent materials, a covered patio, variable rooflines, and other architectural features.

Floor Plans
The plans depict four models ranging from 4,980 square feet to 6,295 square feet. Each unit will include a 3 car garage.

Applicant's Justification
The applicant states that the increased retaining wall height is for the entire east property boundary and is necessary for adequate drainage. The proposed residential models provide architectural features on all sides in accordance with Title 30 standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
PA-26-700041	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0599	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0600	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-26-500132	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

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Analysis

Comprehensive Planning

Waiver of Development Standards

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

The applicant states that the proposed retaining wall is necessary to facilitate proper drainage. Staff finds that the requested increase in retaining wall height is minimal and should not adversely affect future residents of the subdivision, or the adjacent property to the east. Therefore, staff can support this request.

Design Review

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

Staff finds that the subdivision is well designed, featuring adequate landscaping and architectural enhancements in accordance with Title 30 standards. The subdivision will enhance the area and establish a positive precedent for future development in the vicinity. The development advances Policy 1.4.1 of the Master Plan, supporting efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience. The development is also consistent with Red Rock Area-Specific Policy NW-1.5, which seeks to maintain the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

DRAFT

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0579-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 3
PROTESTS: 11

APPLICANT: BLUE GOMER, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500132-BLUE GOMER, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay.

Generally located north of Gomer Road and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-005

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Project Type: Single-family residential
- Number of Lots: 10
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 20,508/23,670 (gross)/18,005/20,096 (net)

Project Description
The plans depict a proposed 10 lot single-family residential subdivision and all lots are accessed via a private street, which runs north from Gomer Road. The private street terminates in a cul-de-sac bulb in the northern portion of the subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

DRAFT

Related Applications

Application Number	Request
PA-26-700041	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0599	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0600	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-26-0601	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.

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

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

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;

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- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0579-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLUE GOMER, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700042-BLUE HUAL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) on 5.31 acres.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-801-003

EXISTING LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the request to the Ranch Estate Neighborhood (RN) land use category is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations. Properties to the east of Hualapai Way are planned for Mid-Intensity Suburban Neighborhood (MN) uses which is a higher density.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

DRAFT

Related Applications

Application Number	Request
ZC-26-0605	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0606	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-26-0607	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500134	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

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

The applicant requests a change from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, schools, libraries, and other complementary uses.

Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON). However, the Board of County Commissioners' has approved RS20 (Residential Single-Family 20) zoning for some properties closer to Blue Diamond Road, which is conforming to the Ranch Estate Neighborhood (RN) land use category. Furthermore, any adverse impacts to the surrounding area would be minimal as the site is relatively isolated from the other developed residential properties within the Red Rock area. The request complies with Policy 6.1.3 of the Master Plan which encourages continuing to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within

unincorporated Clark County. For these reasons, staff finds the request for the Ranch Estate Neighborhood (RN) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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

PLANNING COMMISSION ACTION: November 3, 2026 – ADOPTED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

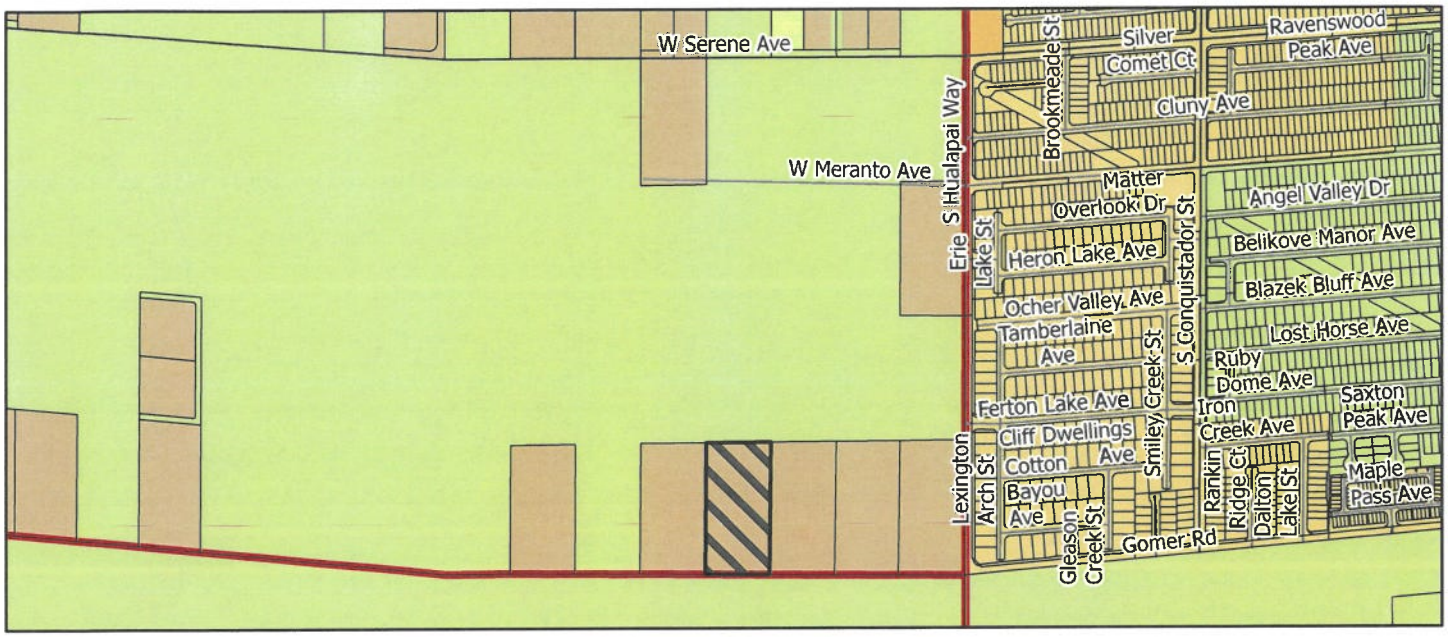
TAB/CAC:
APPROVALS: 1
PROTEST: 10

APPLICANT: BLUE HUAL LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

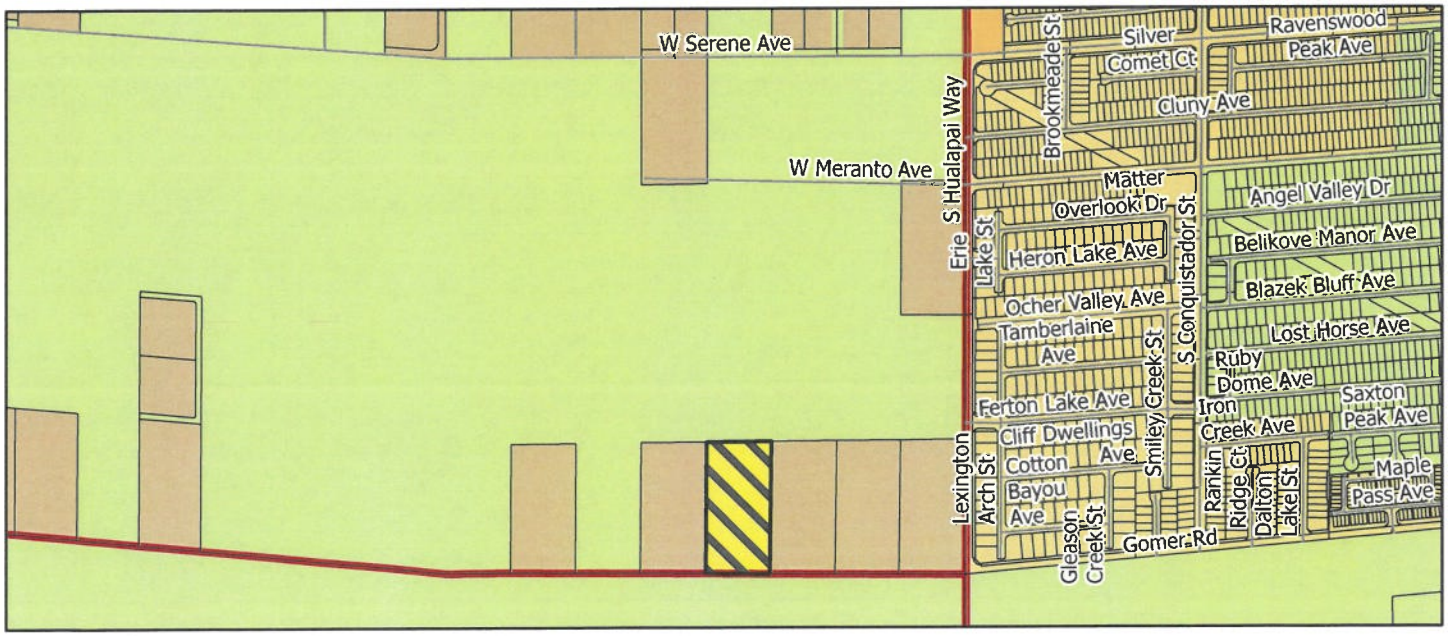
DRAFT

Planned Land Use Amendment
PA-26-700042

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

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

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

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

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

Northwest County
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N W E S

0 500 1,000 Feet

Map created on: September 21, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0605-BLUE HUAL, LLC:

ZONE CHANGE to reclassify 5.31 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone within the Red Rock Overlay.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-801-003

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the request for RS20 (Residential Single-Family 20) zoning is appropriate since there are RS3.3 (Residential Single-Family 3.3) zoned properties located to the east across Hualapai Way. The request contributes to the creation of a cohesive and urban environment and supports the imperative for in-fill developments. The request also prioritizes the optimization of the subject parcel within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

DRAFT

Related Applications

Application Number	Request
PA-26-700042	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
WS-26-0607	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0606	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-26-500134	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON); and are zoned OS (Open Space), PF (Public Facilities), H-2 (General Highway Frontage District), or RS80 (Residential Single-Family 80). The Board of County Commissioners' has approved up to RS20 zoning for some properties closer to Blue Diamond Road. Furthermore, any adverse impacts to the surrounding area would be minimal as the site is relatively isolated from the other developed residential properties within the Red Rock Overlay area. The request complies with Policy 6.1.3 of the Master Plan which encourages continuing to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within unincorporated Clark County. For these reasons, staff finds the request for RS20 zoning is appropriate for this location.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0125-

2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 1
PROTESTS: 11

APPLICANT: BLUE HUAL, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0606-BLUE HUAL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road (alignment) and Serene Avenue, and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-003

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of patent easements which are no longer needed to develop the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
PA-26-700042	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0605	A zone change from RS80 to RS20 is a companion item on this agenda.
WS-26-0607	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500134	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

DRAFT

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;
- 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;
- 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.

DRAFT

TAB/CAC:
APPROVALS: 1
PROTESTS: 9

APPLICANT: BLUE HUAL, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0607-BLUE HUAL, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-003

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Increase retaining wall height to 4 feet along the north property line where a maximum of 3 feet is permitted per Section 30.04.02C (a 33% increase).
   b. Increase retaining wall height to 4 feet along the east property line where a maximum of 3 feet is permitted per Section 30.04.02C (a 33% increase).
   c. Increase retaining wall height to 4 feet along the west property line where a maximum of 3 feet is permitted per Section 30.04.02C (a 33% increase).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Project Type: Single-family residential
- Number of Lots: 10
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 21,143/24,588 (gross)/18,013/19,558 (net)
- Number of Stories: 1
- Building Height (feet): 20 to 25
- Square Feet: 4,980 to 6,295

DRAFT

Site Plans
The plans depict a proposed 10 lot single-family residential subdivision and all lots are accessed via a private street, which runs north from Gomer Road. The private street terminates in a cul-de-sac bulb in the northern portion of the subdivision. There are 4 foot high retaining walls proposed along the north, east, and west property lines of the subdivision which are subject to waiver requests. The subdivision will be enclosed by 6 foot high screen walls, which are also located between each lot. The building envelope is centrally located on each lot with minimum 25 foot setbacks from all lot lines in accordance with the standards of the Red Rock Overlay District.

Landscaping
The plans depict detached sidewalks along Gomer Road, featuring street landscaping in accordance with Title 30 standards.

Elevations
The plans depict 4 models ranging from 20 feet to 25 feet in height. Each model features a covered entry, large windows, varying wall heights, cladding and accent materials, a covered patio, variable rooflines, and other architectural features.

Floor Plans
The plans depict four models ranging from 4,980 square feet to 6,295 square feet. Each unit will include a 3 car garage.

Applicant's Justification
The applicant states that the increased retaining wall height is for the north, east, and west property boundaries and is necessary for adequate drainage. The proposed residential models provide architectural features on all sides in accordance with Title 30 standards.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	**Request**
PA-26-700042	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0605	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0606	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-26-500134	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

DRAFT

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

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

The applicant states that the proposed retaining walls are necessary to facilitate proper drainage. Staff finds that the requested increase in retaining wall height is minimal and should not adversely affect future residents of the subdivision, or the adjacent property to the east. Therefore, staff can support this request.

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

Staff finds that the subdivision is well-designed, featuring adequate landscaping and architectural enhancements in accordance with Title 30 standards. The subdivision will enhance the area and establish a positive precedent for future development in the vicinity. The development advances Policy 1.4.1 of the Master Plan, supporting efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience. The development is also consistent with Red Rock Area-Specific Policy NW-1.5, which seeks to maintain the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff can support this request.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

DRAFT

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0125-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 1
PROTESTS: 10

APPLICANT: BLUE HUAL, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500134-BLUE HUAL, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 5.31 acres in an RS20 (Residential Single-Family 20) Zone within the Red Rock (RRO) Overlay.

Generally located north of Gomer Road (alignment) and west of Hualapai Way within Red Rock. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-801-003

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.31
- Project Type: Single-family residential
- Number of Lots/Units: 10
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 21,143/24,588 (gross)/18,013/19,558 (net)

Project Description
The plans depict a proposed 10 lot single-family residential subdivision and all lots are accessed via a private street, which runs north from Gomer Road. The private street terminates in a cul-de-sac bulb in the northern portion of the subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (RRO)	Undeveloped
South	Open Lands	RS80	Undeveloped
East & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

DRAFT

Related Applications

Application Number	Request
PA-26-700042	A plan amendment from Outlying Neighborhood (ON) to Ranch Estate Neighborhood (RN) is a companion item on this agenda.
ZC-26-0605	A zone change from RS80 to RS20 is a companion item on this agenda.
VS-26-0606	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-26-0607	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.

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

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

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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;
- Provide paved legal access;

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- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0125-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLUE HUAL, LLC
CONTACT: NICOLE CHAVARRIA, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700044-R & S C RENTALS, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) on 5.29 acres.

Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-701-002

EXISTING LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9451 S. Hualapai Way
- Site Acreage: 5.29
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the request to the Low-Intensity Suburban Neighborhood (LN) land use category is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations. Properties to the east of Hualapai Way are already planned for Mid-Intensity Suburban Neighborhood (MN) uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	RS80 (RRO)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Open Lands	PF (RRO)	Las Vegas Valley Water District water reservoir and pumping station

Related Applications

Application Number	Request
ZC-26-0612	A zone change from RS80 to RS10 is a companion item on this agenda.
VS-26-0614	A vacation and abandonment to vacate patent easements is a companion item on this agenda.
WS-26-0613	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500135	A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood (LN) land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON) (up to 0.5 du/ac). However, the BCC has approved RS20 (Residential Single-Family 20) zoning for some properties closer to Blue Diamond Road, which

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would be the equivalent and conforming to the Ranch Estate Neighborhood (RN) (up to 2 du/ac) land use category. The applicant's request for the Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) land use category is much too dense and not compatible with the planned and established development patterns for the area west of Hualapai Way. The request does not comply with Policy NW-1.5 of the Master Plan which encourages the maintaining of the open, rural character of the Red Rock area, and emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) land use category is not appropriate for this location.

Staff Recommendation
Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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

PLANNING COMMISSION ACTION: November 3, 2026 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

Fire Prevention Bureau

- No comment.

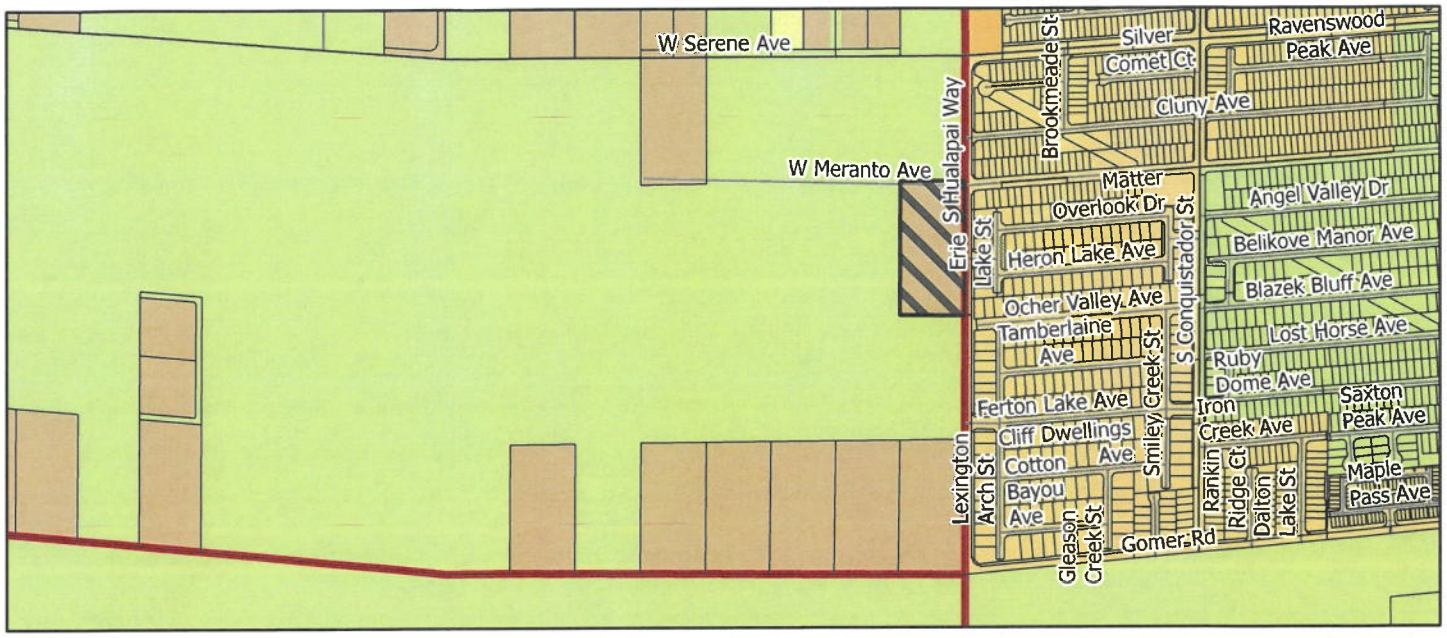
TAB/CAC:
APPROVALS: 2
PROTEST: 16

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC
CONTACT: BALBOA PARTNERSHIP GROUP, LLC, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

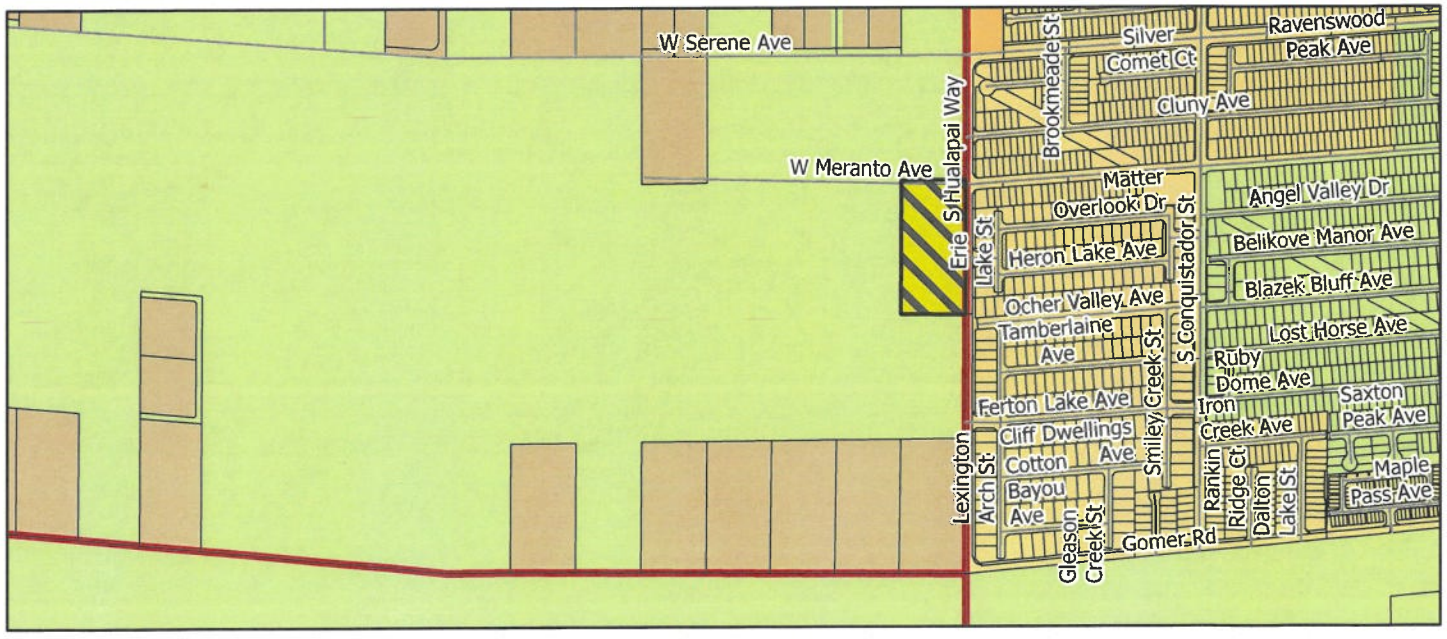
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Planned Land Use Amendment
PA-26-700044

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Current



Requested

- Requested Area To Change
- Planning Areas

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

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

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

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

Northwest County
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N W E S

0 500 1,000 Feet

Map created on: September 21, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0612-R & S C RENTALS, INC.:

ZONE CHANGE to reclassify 5.29 acres from an RS80 (Residential Single-Family 80) Zone to an RS10 (Residential Single-Family 10) Zone within the Red Rock (RRO) Overlay.

Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
175-24-701-002

PROPOSED LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9451 S. Hualapai Way
- Site Acreage: 5.29
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the request for RS10 (Residential Single-Family 10) zoning is appropriate since there are RS3.3 (Residential Single-Family 3.3) zoned properties located to the east across Hualapai Way. The request contributes to the creation of a cohesive and urban environment and supports the imperative for in-fill developments. The request also prioritizes the optimization of the subject parcel within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	RS80 (RRO)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Open Lands	PF (RRO)	Las Vegas Valley Water District water reservoir & pumping station

Related Applications

Application Number	Request
PA-26-700044	A plan amendment from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
VS-26-0614	A vacation and abandonment to vacate patent easements is a companion item on this agenda.
WS-26-0613	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500135	A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Hualapai Way has acted as a clear demarcation line in the area between the small lot, higher density residential to the east, and the large lot, lower density residential to the west; primarily because Hualapai Way is where the BLM land disposal boundary is located. The vast majority of the properties west of Hualapai Way in the area are planned for either Open Lands (OL) or Outlying Neighborhood (ON) (up to 0.5 du/ac); and are zoned OS (Open Space) Zone, PF (Public Facilities), H-2 (General Highway Frontage District), or RS80 (Residential Single-Family 80). The Board of County Commissioners though, has approved up to RS20 (Residential Single-Family 20) zoning for some properties closer to Blue Diamond Road. However, the applicant's request for RS10 (Residential Single-Family 10) zoning may be too dense and will not be compatible with the planned and established development patterns for the area west of Hualapai Way. The request does not comply with Policy NW-1.5 of the Master Plan which encourages the maintaining of the open, rural character of the Red Rock area, and emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for RS10 (Residential Single-Family 10) zoning is not appropriate for this location.

Staff Recommendation
Denial. This item has been forwarded to the Board of County Commissioners for final action.

DRAFT

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0126-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 2
PROTESTS: 17

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC
CONTACT: BALBOA PARTNERSHIP GROUP, LLC, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0614-R & S C RENTALS, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue (alignment) and Gomer Road (alignment), and Hualapai Way and Orduno Street (alignment) within Red Rock (description on file). JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-701-002

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
This request is to vacate easements which are no longer needed for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	RS80 (RRO)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF (RRO)	Las Vegas Valley Water District water reservoir & pumping station

Related Applications

Application Number	Request
PA-26-700044	A plan amendment from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0612	A zone change from RS80 to RS10 is a companion item on this agenda.
TM-26-500135	A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda.
WS-26-0613	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Meranto Avenue, 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.

DRAFT

TAB/CAC:
APPROVALS: 2
PROTESTS: 19

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC
CONTACT: BALBOA PARTNERSHIP GROUP, LLC, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

12/02/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0613-R & S C RENTALS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential subdivision on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay.

Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-701-002

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of retaining walls to a maximum of 6 feet 6 inches where a maximum of 3 feet is allowed per Section 30.04.03 (a 117% increase).
2. Increase driveway width to 41 feet where a maximum 28 feet is allowed per Uniform Standard Drawing 222 (a 16% reduction).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address:9451 S. Hualapai Way
- Site Acreage: 5.29
- Project Type: Single-family residential
- Number of Lots: 12
- Density (du/ac): 2.26
- Minimum/Maximum Lot Size (square feet): 11,690/20,564
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 2,800 to 5,290
- Parking Required/Provided: 27/27

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Site Plan
The site plan depicts a 12 lot single-family residential subdivision with access from Meranto Avenue at the southwest corner of Hualapai Way and Meranto Avenue. The lots are accessed from Meranto Avenue by a 39 foot private street that ends in a cul-de-sac at the south end of the subdivision.

Landscaping
The plans depict detached sidewalks along Meranto Avenue and Hualapai Way with required street landscaping.

Elevations
The elevations depict homes with flat roofs, desert themed colors, natural stone, stucco, metal panel accents, and wood look soffit panel accents. Homes are between 20 feet and 30 feet in height with return walls, vertical pop outs, horizontal shade covers, pocket windows, and decorative garage doors. A variety of window shapes and sizes occupy all sides of each home with a variety of wall plane textures, colors, and materials.

Floor Plans
The floor plans depict 4 or 5 bedroom single-family residential homes between 2,800 square feet and 5,290 square feet with 2 to 4 car garages.

Applicant's Justification
The applicant is proposing a 12 lot subdivision within the Red Rock Overlay District with a minimum lot size of 11,690 net square feet. The proposed development consists of 6 single-family residential floor plans within the Red Rock Overlay District. A waiver is requested for retaining walls over 3 feet in height, including tiered walls that total up to 7 feet in height along Hualapai Way. Several individual driveways exceed the maximum 28 foot wide driveway standard and are the subject of a waiver request.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North & South	Open Lands	RS80 (RRO)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF (RRO)	Las Vegas Valley Water District water reservoir & pumping station

Related Applications

Application Number	**Request**
PA-26-700044	A plan amendment from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

DRAFT

Related Applications

Application Number	Request
ZC-26-0612	A zone change from RS80 to RS10 is a companion on this agenda.
VS-26-0614	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500135	A tentative map for a 12 lot single-family residential subdivision is a companion item on this agenda.

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

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

Waiver of Development Standards #1
The lots adjacent to Hualapai Way provide enough space to allow retaining wall height less than 3 feet when adequately tiered. The tiered walls only require a 3 foot horizontal offset and could be designed to meet the standards. The wall request is a self-imposed hardship. 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 request does not comply with Policy NW-1.5 of the Master Plan which encourages the maintaining of the open, rural character of the Red Rock area, and emphasizing the preservation of existing neighborhoods. The lot sizes are not compatible with the planned development west of Hualapai Way. In addition, since staff does not support the related plan amendment and zone change, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #2
Staff has no objection to the increase in residential driveway width. The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase.

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Staff Recommendation
Approval of waiver of development standards #2; denial of waiver of development standards #1 and the design review. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Meranto Avenue, 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to construct a trail or pay a contribution for local highway, drainage, or trail related improvements in District F in lieu of constructing the trail, as determined by Public Works;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 175-24-701-002; 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.

DRAFT

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0126-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 2
PROTESTS: 17

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC
CONTACT: BALBOA PARTNERSHIP GROUP, LLC, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

DRAFT

12/02/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500135-R & S C RENTALS, INC.:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 5.29 acres in an RS10 (Residential Single-Family 10) Zone within the Red Rock Overlay.

Generally located west of Hualapai Way and south of Meranto Avenue (alignment) within Red Rock. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:
175-24-701-002

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address:9451 S. Hualapai Way
- Site Acreage: 5.29
- Project Type: Single-family residential
- Number of Lots: 12
- Density (du/ac): 2.26
- Minimum/Maximum Lot Size (square feet): 11,690/20,564

Project Description
The tentative map shows 12 single-family lots on 5.29 acres and access is provided along the north property line adjacent to Meranto Avenue, and the private street terminates in a cul-de-sac on the southern portion of the proposed subdivision. All 12 lots face internally toward the private street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	RS80 (RRO)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	PF (RRO)	Las Vegas Valley Water District water reservoir & pumping station

DRAFT

Related Applications

Application Number	Request
PA-26-700044	A plan amendment from Outlying Neighborhood (ON) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0612	A zone change from RS80 to RS10 is a companion item on this agenda.
WS-26-0613	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0614	A vacation and abandonment to vacate 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
This request meets the tentative map requirements and standards for approval as outlined in Title 30, however staff does not support the plan amendment or zone change required for the tentative map.

Staff Recommendation
Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 3, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Meranto Avenue, 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County;

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- Applicant to construct a trail or pay a contribution for local highway, drainage, or trail related improvements in District F in lieu of constructing the trail, as determined by Public Works;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0126-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC
CONTACT: BALBOA PARTNERSHIP GROUP, LLC, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400116 (UC-22-0508)-RED ROCK MEMORIAL PARK, LLC:

HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** cemetery; and **2)** funeral home.
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
175-09-000-002; 175-09-000-004 through 175-09-000-005

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 90.72
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage) 26,096 (total) (per WS-24-0019)
- Parking Required/Provided: 64/67 (per WS-24-0019)

Site Plan
The approved plan depicts a proposed cemetery and chapel/mortuary on 90.72 acres in Red Rock. Access to the cemetery was shown from State Highway 159 onto a private drive, currently known as Buster Way (which was vacated via VS-22-0509). The previously approved plans show the proposed cemetery being developed in 3 phases, with Phase 1 being the subject of this application. Phase 1 is located on the southern portion of the overall site, including all of APN 175-09-000-005 and the southwest portion of APN 175-09-000-004. Phase 2 includes the remainder of APN 175-09-000-004 and Phase 3 includes APN 175-09-000-002 to the east.

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The main chapel and mortuary building will be in the center portion of the property with parking along the western exterior. A smaller chapel and mortuary will be located north of the main drive aisle, with parking to the south. A total of 272 parking spaces were required while the applicant is installing 276 parking spaces. Minimum 24 foot drive aisle circulates within the cemetery, with burial plots and gardens located throughout the site.

Landscaping

The previously approved plans depict desert landscaping along the perimeter of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 24 inch box trees, shrubs with groundcover with interior parking lot landscaping.

Elevations

The previously approved plans depict a chapel and mortuary buildings 25 feet in height, comprised of painted concrete panels, decorative wood and metal elements with a flat roofline and parapet wall.

Floor Plans

The previously approved plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage was not a part of the original request.

History

In April 2024, WS-24-0019 was approved by the Planning Commission for modified plans for the cemetery and funeral home development. The new approved plans show the proposed cemetery being developed in multiple phases. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces are depicted on the plans. A mortuary service will be included with the funeral home. A cremation garden is included on the southern half of the property.

The approved landscape plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Required trees are depicted adjacent to SR 159.

The approved elevation plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance

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building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with a angled roofline.

The approved lighting plan provides 12 foot high cut off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

The approved floor plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400062 (UC-22-0508):

Comprehensive Planning

- Until November 1, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0508:

Current Planning

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a second extension of time for a previously approved use permit application for a cemetery and funeral home under UC-22-0508. The applicant has stated progress has been ongoing towards the required studies to show the applicant is diligently working to start construction and include reconciled financial footprint and active on-site development and water infrastructure plans. The project involves the development of a cemetery which entails potentially challenging approvals for infrastructure requirements. The applicant states that the owner is actively engaged in addressing those matters and is hopeful of adequate time to successfully navigate them.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400063 (WS-24-0019)	First extension of time waiver of development standards and design review	Approved by PC	August 2024
ET-24-400062 (UC-22-0508)	First extension of time use permit	Approved by PC	August 2024
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
UC-22-0508	Use permit for a cemetery and funeral home	Approved by PC	November 2022
VS-22-0509	Vacated and abandoned rights-of-way	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped & industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-26-400117 (WS-24-0019)	Second extension of time for waiver of development standards 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
Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project, including a traffic study (PW24-13157), production wellbore and water rights relocation, Nevada Department of Water Resources compliance, geotechnical boundary work and design and architectural contracts. Therefore, staff can support the second extension of time request for UC-22-0508.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until November 1, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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APPLICANT: RED ROCK MEMORIAL PARK, LLC
CONTACT: LINDSAY KAEMPFER-ZIEGLER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400117 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for access gate setback.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:
175-09-000-002; 175-09-000-004 through 175-09-000-005

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the setback from an access gate to the property line to 42 feet where 50 feet is required per Section 30.04.03 (a 16% reduction).

DESIGN REVIEWS:
1. Alternative landscaping plan.
2. Eliminate pedestrian connection to SR 159 entrance where required per Section 30.04.05.
3. Modifications to a previously approved cemetery and funeral home.
4. Lighting plan (Red Rock Overlay).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 90.72 (overall site)/36.00 (Phase 1)
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total)

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- Parking Required/Provided: 64/67

Site Plan

This application was previously approved by UC-22-0508 for chapels and cemetery in November 2022. The intent of WS-24-0019 was to modify the previously approved plans for the cemetery and funeral home development. The previously approved plans under WS-24-0019 show the proposed cemetery being developed in multiple phases, with Phase 1 being the subject of this application. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces were depicted on the plans. Twelve parallel parking spaces will be located along the interior private street adjacent to the funeral home. A mortuary service will be included with the funeral home. Several 36 foot and 32 foot wide interior roads circulate within the cemetery, with burial plots located throughout the site. A cremation garden is included on the southern half of the property. SR 159 is a Nevada Department of Transportation (NDOT) road.

Landscaping

The approved plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 667 24 inch box trees (14 species), shrubs with groundcover with interior parking lot landscaping. The site exceeds the required number of trees by 2,100% and qualifies for additional sustainability points. Required trees are depicted adjacent to SR 159.

Elevations

The approved plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with an angled roofline.

Floor Plans

The approved plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400063 (WS-24-0019):

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Comprehensive Planning

- Until November 1, 2026 to commence (to coincide with ET-24-400062 (UC-22-0508)), or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-24-0019:

Current Planning

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Nevada Department of Transportation approval.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0456-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a second extension of time for a previously approved waiver applications for a cemetery and funeral home under WS-24-0019. The applicant has stated progress has been ongoing towards the required studies to show the applicant is diligently

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working to start construction and include reconciled financial footprint and active on-site development and water infrastructure plans. The project involves the development of a cemetery which entails potentially challenging approvals for infrastructure requirements. The applicant states that the owner is actively engaged in addressing those matters and is hopeful of adequate time to successfully navigate them.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400063 (WS-24-0019)	First extension of time waiver of development standards and design review	Approved by PC	August 2024
ET-24-400062 (UC-22-0508)	First extension of time use permit	Approved by PC	August 2024
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
UC-22-0508	Use permit for a cemetery and funeral home	Approved by PC	November 2022
VS-22-0509	Vacated and abandoned rights-of-way	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped & industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-26-400116 (UC-22-0508)	Second extension of time for a use permit 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project, including a traffic study (PW24-13157), production wellbore and water rights relocation, Nevada Department of Water Resources compliance, geotechnical boundary work and design and architectural contracts. Therefore, staff can support the second extension of time request for WS-24-0019.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 1, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RED ROCK MEMORIAL PARK, LLC
CONTACT: LINDSAY KAEMPFER-ZIEGLER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400113 (UC-24-0594)-RED ROCK RV PARK, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** recreational vehicle park; and **2)** recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:
175-15-201-002; 175-16-601-014 through 175-16-601-016

WAIVER OF DEVELOPMENT STANDARDS:
Allow a single row of trees where a buffer of a double row of evergreen trees with each row planted offset from one another is required per Section 30.04.02C.

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - NEIGHBORHOOD COMMERCIAL
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 20.59 (RS80)/2.94 (CG)/23.53 (overall)
- Project Type: Recreational vehicle park, gas station, and tavern
- Number of Stories: 1 (gas station)/2 (tavern)
- Building Height (feet): 27 (clubhouse building)/35(convenience store)/35(tavern building)/22 (fueling canopy)/16 (guard house)/17(restroom/shower buildings)/14 (shade structure)
- Square Feet: 5,709 (clubhouse building)/8,000 (convenience store)/6,000 (tavern building)/4,536(fueling canopy)/203 (guard house)/610 (restroom/shower buildings)/975 (shade structure)/5,730 (uncovered event area)
- Open Space Required/Provided: 11,100 square feet/37,000 square feet

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- Number of RV Spaces: 185
- Parking Required/Provided: 121/124
- Sustainability Required/Provided: 7/6

Site Plan

The originally approved plans indicate the western 20.59 acres of the site will be developed as a recreational vehicle park and the eastern 2.94 acres will be developed with a tavern and convenience store with gas station. Access to the site is granted via two, 36 foot wide commercial driveways along State Route 159 and one, 35 foot wide commercial driveway along State Route 160. The park will consist of 185 recreational vehicle parking spaces with a clubhouse, outdoor event area, restroom facilities, pool, guardhouse, and shade structures. An existing 1 story single-family residence located on the project site was proposed to be converted into a clubhouse. The office for the recreational vehicle park is located within the clubhouse building. The clubhouse and outdoor activity area are located on the west portion of the project site. The restroom/shower facilities and shade structures are located within the central portion of the site. A use permit is required to allow the recreational vehicle park and recreational facility within the RS80 zoning district. The recreational facility is proposed to be limited to the outdoor event area only.

The approved plans also showed the eastern portion of the site depicting a 2 story tavern with roof deck set back 10 feet from the north property line (State Route 159) within the CG zoned area, along the west side of the commercial zoned portion of the site. Additionally, the convenience store and gas station were shown on the eastern portion of the project site. The proposed development depicted 124 parking spaces are provided. Forty-four parking spaces are located within the recreational vehicle park area, and 80 parking spaces are located on the commercial side of the site. Parking will be screened from the right-of-way. All parking can be accessed by patrons and employees via walkways located at building entrances. There are 5 proposed trash enclosures consisting of 6 foot high split face CMU walls with decorative metal gates. A dump station is located on the southwest corner of the site. There are 185 EV capable charging stations throughout the site.

Landscaping

The approved landscape plan depicted terminal parking islands, landscape fingers, and landscape buffers where vehicle parking proposed. All plants were low water usage, complying with SNRPC plant list. Landscaping was proposed near the trash enclosure for screening purposes. The plans depicted 156 evergreen trees provided along the west property line. However, this landscape strip consisted of a single row of large evergreen trees planted 30 feet on center where staggered large evergreen trees 20 feet on center are required for buffering and screening purposes. Therefore, a waiver of development standards was requested with this application. Overall, 419 medium and large trees were provided. In addition to the trees, shrubs were placed throughout the site. Each RV space provided 200 square feet of open space along with picnic tables. The recreational vehicle park required 11,100 square feet of open space where 37,000 square feet of open space was provided. Open space consisted of firepits, picnic tables, patios, and buffer planting for privacy.

Elevations

The approved plan shows a 27 foot high clubhouse building consisting of wood, stucco siding, and stone veneer with large aluminum storefront windows. The 35 foot high convenience store building featured varying rooflines, aluminum storefront window system with metal awnings, stucco siding, and stone veneer. The fueling canopy measured 22 feet in height and consisted of stone veneer columns and features a metal canopy. The tavern plans also presented a perimeter glass guardrail around the rooftop deck. The 16 foot high guard house and the 17 foot high restroom/shower buildings consisted of an aluminum storefront window system, stucco siding, and stone veneer. All buildings within the project site were painted with neutral, earth tone colors matching the surrounding environment.

Floor Plans

The approved plans depict a proposed convenience store measuring 8,000 square feet in area. The tavern building measured 6,000 square feet in area and consisting of 2 floors with a roof deck. The area of the fuel canopy measured 4,536 square feet. The clubhouse building measured 5,709 square feet in area and features restroom facilities, manager's office, dining room, laundry room, kitchen, viewing deck, maintenance garage, business center, and showers. The restroom/shower building measured 610 square feet in area. Additionally, the plans depicted a 5,730 square foot outdoor event area, a 1,870 square foot pool, and a playground.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0594:

Comprehensive Planning

- Expunge NZC-21-0747;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 175-16-601-016; to connect to municipal sewer and remove the septic system in accordance with Section 17

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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 and reference POC Tracking #0002-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they are actively working on engineering, utility coordination, agency review, and pre-construction planning. However, the project schedule has been materially impacted by new Nevada Department of Transportation (NDOT) requirements that arose following the project's land-use approval. The project has significant frontage, and its primary access points are along 2 major state highways, State Route 159 and State Route 160, NDOT implemented a new speed-control and access restrictions that substantially impacted 2 of the project's 3 planned driveways/access points. These changes required the project team to revisit previously approved access, circulation, and site-design assumptions and undertake significant engineering revisions and additional agency coordination. Since these elements are interdependent, the revisions have also delayed utility design, agency approvals, and the anticipated commencement of construction. The requested extension is not the result of inactivity or a change in the applicant's intent to develop the property. Additional time is necessary to complete these agency-driven revisions, finalize engineering and utility plans, obtain applicable permits and approvals, and begin construction.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700030	Plan Amendment from Outlying Neighborhood (ON) to Neighborhood Commercial (NC)	Approved by BCC	February 2025
UC-24-0594	Use permit for a recreational vehicle park, tavern, and convenience store with gasoline station	Approved by BCC	February 2025
ZC-24-0593	Zone change for the subject parcel and the adjacent 3 parcels to the west from RS80 & H-2 to RS80 & CG zoning	Approved by BCC	February 2025
ET-24-400057 (NZC-21-0747)	First extension of time to reclassify for a non-conforming zone change for 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	September 2024
NZC-21-0747	Non-conforming zone change for 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	March 2022

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Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0858	Non-conforming zone change for 15.2 acres from R-U and H-2 zoning to R-V-P and design review on 16.8 acres for a recreational vehicle park with a convenience store, gasoline station, retail sales, and a restaurant - expunged	Approved by BCC	February 2019
NZC-18-0247	Non-conforming zone change for 11.8 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 16.3 acres for a recreational vehicle park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
ZC-0453-97	Zone change for the eastern 5.6 acres of the site to C-2 zoning for a convenience store with gasoline sales and an auto laundry	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS20 (RRO)	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac) & Corridor Mixed-Use	RS80 & CG (RRO)	Undeveloped & convenience store with gas pumps
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2 (RRO)	Undeveloped
West	Open Lands and Outlying Neighborhood (up to 0.5 du/ac)	RS80 & OS (RRO)	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

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

Staff recommends that for any future extensions of time to be supported, the applicant must demonstrate additional due diligence toward commencement of the project. Circumstances

within the surrounding area have not substantially changed; therefore, staff recommends approval for this first extension of time request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 5, 2029 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RED ROCK R V PARK, LLC
CONTACT: RIETZ CONSULTING, INC, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0725-RESERVE AT RED ROCK CANYON LLC ET AL:

USE PERMIT for live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** increase maximum parking.
DESIGN REVIEW for a proposed hotel including all accessory and ancillary uses on 22.37 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/md/cv (For possible action)

RELATED INFORMATION:

APN:
174-02-000-001ptn; 174-02-011-002; 174-02-011-018

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the rear yard setback to 20 feet where a minimum of 50 feet is required per Section 30.02.02 (a 60% reduction).
2. Increase parking to 329 parking spaces where a maximum of 134 parking spaces are allowed per Section 30.04.04D (a 146% increase).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE
NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 22.37
- Project Type: Hotel with accessory and ancillary uses
- Number of Units/Rooms: 64
- Number of Stories: 1 to 2
- Building Height (feet): Up to 35 feet see reference table within elevations
- Square Feet: 201,813 total see reference table within floor plans
- Parking Required/Provided: 117/432
- Sustainability Required/Provided: 7/6

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History & Request

In 1991, the District Court determined that the property owner possessed the right to develop a motel on the subject property in Case No. A238169. Since that time, the property has received approvals for both residential and commercial development. ADR-18-900608 was approved by the Zoning Administrator in December 2018 to amend the placement of some of the existing uses for an existing western themed ranch (Bonnie Springs Old Nevada) that consisted of an existing motel with kitchens, themed entertainment area, barn, and other ancillary uses. AG-23-900053, an appeal of the Zoning Administrator's decision to the Board of County Commissioners (BCC) regarding the expiration of ADR-18-900608, was granted in March 2023. TM-23-500155 and WS-23-0739 were approved by the Board of County Commissioners (BCC) in December 2023 for an 18 lot single family residential development on a project site consisting of 64 acres. Lots 1 (APN 174-02-011-018) and 18 (APN 174-02011-002) associated with the previously approved Tentative Map, totaling 17.86 acres, were contemplated for a future hotel development. A 4.51 acre portion of APN 174-02-000-001, a BLM parcel, includes a surface level parking lot that will serve the commercial development. The present entitlement request represents the next phase of the redevelopment for the subject property, the commercial component on Lots 1 and 18 featuring a proposed hotel with accessory and ancillary uses, including visitor-serving amenities.

Site Plans

The plans depict a proposed commercial development featuring a hotel with accessory and ancillary uses on a project site consisting of 22.37 acres. The hotel development consists of the following: a single, 2-story hotel building; 19, one bedroom cottages; 5, two bedroom cottages; 4 fourplex buildings; and a single 5-plex building. The accessory and ancillary buildings which are part of the hotel development consist of the following: 1) founders' club (recreational facility); 2) events center (recreational facility); 3) wine pavilion; 4) bar, grill, restrooms, lockers, and showers; 5) exhibit/retail building; 6) sewage treatment plant; 7) 10 room attendant buildings; and 8) guard house. The hotel building, exhibit/retail building, events center, and founders' club are located on the north portion of the site while the majority of cottages are centrally located within the site. The south portion of the site includes the spa building, cottages, and the future sewage treatment plant. A future wastewater treatment plant, which is not a part of this request, is located at the southeast corner of the project site. A parking lot serving the proposed development is located on the northernmost portion of the site, APN 174-02-000-001. The proposed development requires 117 parking spaces where a maximum of 134 parking spaces are allowed, and 329 parking spaces are provided not counting subsurface/underground spaces and surface level accessible spaces. Per Title 30, the subsurface/underground spaces and accessible spaces shall not count against the maximum parking requirement. A total of 82 subsurface/underground parking spaces are located beneath the hotel building, in addition to 21 surface level accessible spaces, which brings total parking to 432 spaces. Eleven EV installed and 30 EV capable parking spaces are distributed throughout the site. Access to the project site is granted via Bonnie Springs Road (private street) that connects to Bonnie Springs Circle (private street).

Landscaping

The plans depict proposed street landscape area, measuring 6 feet in width, adjacent to Bonnie Springs Road and Gunfighter Lane. Trees, shrubs, and groundcover are planted within the street

landscape area. The required buffering and screening, along the east and west boundaries of the project site, consists of a landscape area measuring 15 feet in width with an 8-foot high decorative block wall. The required double row of evergreen trees are planted within the perimeter buffering area, adjacent to the single-family residential uses.

Elevations

Below is a table reflecting the height and materials for each building:

Building	**Height (in feet)**	**Materials**
A Hotel building + basement	35	Stucco, stone accents, glass, decorative metal railings (hotel only), clay tile barrel and natural slate tile roof
B Events center	34.5	
C Founders club	35	
D Exhibit/Retail building	22	Stucco and stone accent
E1 Pool/recreation: bar/grill/restrooms	22.5	Stucco with stone accents and clay tile barrel roof
E2 Pool/recreation: lockers/showers	15	Stucco, wood doors, and clay tile barrel roof
F.1/F.2 One bedroom suites – 4-plex (8 total suites)	25.5	Stucco, stone accents, decorative wrought iron trellis, and natural slate tile roof
F2 Junior suites – 4-plex	20.5	Stucco, wood doors, and clay tile barrel roof
F3 Junior suites – 4-plex	21.5	
F4 Junior suites – 5-plex	26.5	Stucco, stone accent, wooden doors, and clay tile barrel roof
F5 One-bedroom cottages	21	Stone, stucco accent, wood and French doors, and clay tile barrel roof
F6 One-bedroom cottages	28	Stucco exterior, wood accent, French doors, and clay tile barrel roof
F7 Two-bedroom cottages	20.5	Stone, stucco accent, wood and French doors, and clay tile barrel roof
F9 Spa guestroom	23	Stone, French doors, and clay tile barrel roof
F8 Spa guestroom – 4-plex G Spa	31.5	Stone, stucco accent, wood and French doors, and clay tile barrel roof
H Wine pavilion	24	Stucco and brick exterior, French and wood doors, and clay tile barrel roof
I Room attendant service buildings	15	Stucco, French door, and clay tile barrel roof
J Guard house	14.5	Stucco, French door, and clay tile barrel roof

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Floor Plans

Below is a table reflecting the area of the buildings within the proposed development:

Building	Area (in square feet)
A Hotel building + basement	97,794
B Events center	11,216
C Founders club	12,614
D Exhibit/Retail building	1,915
E1 Pool/recreation: bar/grill/restrooms	1,536
E2 Pool/recreation: lockers/showers	2,007
F.1/F.2 One bedroom suites – 8-plex	6,943
F2 Junior suites – 4-plex	2,912
F3 Junior suites – 4-plex	2,912
F4 Junior suites – 5-plex	3,640
F5 One-bedroom cottages	10,467
F6 One-bedroom cottages	11,710
F7 Two-bedroom cottages	8,965
F8 Spa guestroom – 4-plex	2,312
F9 Spa guestroom	578
G Spa	19,831
H Wine pavilion	1,536
I Room attendant service building	2,450
J Guard house	475
Total Building Area	**201,813**

Applicant's Justification

Live entertainment is complementary to the proposed hotel, event, dining, and recreational amenities and supports the property's function as a destination hospitality development. It is also consistent with the historical character of Bonnie Springs as a venue for recreation, entertainment, tourism, and special events. Importantly, live entertainment will remain accessory to the principal hotel use and will operate as one component of the overall hospitality experience rather than as a separate, standalone entertainment venue. The project's low density design, substantial acreage, landscaping, and distribution of uses throughout the property provide separation and buffering from surrounding properties. Accordingly, the requested use is compatible with the overall development and the area's longstanding character and can be accommodated without creating an adverse impact on surrounding properties.

The requested reduction therefore does not create the residential compatibility concern that the larger setback would ordinarily address. A 20 foot setback will continue to provide meaningful physical separation from the adjoining conservation land while allowing the property to maintain a more integrated development pattern. The reduction also supports a design that responds to the Property's natural setting rather than imposing an unnecessary setback intended principally to address a different adjacency condition. Accordingly, the requested setback reduction is appropriate to the unique circumstances of the Property and will not result in an adverse impact on surrounding residential uses.

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The applicant requests an increase in parking to allow 329 parking spaces where 117 parking spaces are required. This boutique hotel and resort-style hospitality destination features an event center, founders club, spa, pools, wine pavilion, recreational facility (weddings), and dining facilities, all designed to attract both local residents and visitors traveling to the Red Rock area. The anticipated events will necessitate the additional parking proposed. The applicant aims to ensure that all guests have safe and accessible parking on-site. Additionally, parking lot landscaping is provided throughout the additional parking area.

Accordingly, the proposed development is appropriate for this location, compatible with the surrounding area, and consistent with the Property's established character. The applications balance the reasonable redevelopment of the Property with the preservation of the rural and scenic qualities of the Red Rock area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900963	Revisions to TM-23-500155	Approved by ZA	December 2025
TM-23-500155	Tentative map for 18 lot single family residential development	Approved by BCC	December 2023
SC-23-0741	Street name change to Bonnie Springs Circle	Approved by BCC	December 2023
SC-23-0740	Street name change to Bonnie Springs Road	Approved by BCC	December 2023
WS-23-0739	Waiver of development standards to reduce the width of private streets with design reviews for single-family residential development; preliminary grading; and increase finished grade	Approved by BCC	December 2023
AG-23-900053	Appeal of Zoning Administrator's decision regarding expiration of ADR-18-900608 (Application Pre-Review, APR-22-101536 was initiated for commercial uses on the subject property)	Appeal granted by BCC	March 2023
DR-19-0036	Design Review for a Hillside development in conjunction with a single family residential development - expired	Approved by BCC	March 2019
TM-18-500232	Tentative map for a 22 lot single family residential development - expired	Approved by PC	February 2019
ADR-18-900608	Rearrange and amend the placement of existing uses on-site - commenced	Approved by ZA	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0341-08	Zone change to reclassify 59.3 acres from R-U to C-2 zoning, use permits for a motel with kitchens and recreational facility, waivers for landscaping and full off-sites, a design review for an accessory structure (zone change, use permits, and waivers were deleted, and only the design review was approved)	Approved by BCC	May 2008
ET-400311-01 (UC-1182-00)	First extension of time to commence a communication facility	Approved by PC	October 2001
UC-1182-00	Constructed a communications facility with an existing monopole, antenna array, and ground equipment	Approved by PC	September 2000
ET-400104-97 (UC-195-91 & VC-414-91)	Third extension of time to review an existing petting zoo, western theme town, entertainment area, and miniature railroad	Approved by PC	September 1997
ET-0140-95 (UC-195-91 & VC-414-91)	Second extension of time for the petting zoo, western theme town entertainment area, movie set, and miniature railroad	Approved by PC	September 1995
VC-1995-94	Allowed 15 manufactured homes for employee housing	Approved by BCC	February 1995
UC-195-91 & VC-414-91	First extension of time for the petting zoo, western town theme entertainment area, miniature railroad, western movie set, and residences on 60 acres	Approved by BCC	September 1993
ZC-128-91, UC-195-91, & VC-414-91	Western movie production set subject to design review as a public hearing, setbacks, paved parking and driveways subject to Air Quality standards, established a petting zoo, western town theme entertainment center, miniature railroad, and variances for setbacks, paving, movie set, residential area, and stables (driving range was withdrawn and zone change was denied)	Approved by BCC	August 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	RS80 (Red Rock)	Undeveloped
West	Entertainment Mixed-Use	RS80 (Red Rock)	Undeveloped (previously approved TM-23-500155)
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residential & undeveloped

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

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

Live entertainment is permitted as a Special Use within the residential single-family and residential multi-family zoning districts. The intent of the use permit is to ensure the live entertainment use does not have an impact on surrounding residential uses. Per Title 30, live entertainment, when conducted outdoors, shall not be within 500 feet of any area subject to the Residential Adjacency requirements. The live entertainment use is not contained to 1 specific area within the proposed development and may impact the existing residential uses to the east, and the future residential development to the west. Therefore, staff recommends denial.

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 intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The reduction to the rear yard setback for the proposed structures within the south portion of the site is a self-imposed burden. There are no unique site characteristics, site constraints, or topographical conditions that prohibit the required setback from being met; therefore, staff recommends denial of this request.

Waiver of Development Standards #2
The intent of limiting the maximum number of parking spaces within non-residential development is to reduce the urban heat island effect and additional stormwater runoff. The applicant indicates additional parking is necessary due to the events and activities that will occur at the proposed development that will attract both local residents and visitors traveling to the Red Rock Area. However, staff has several concerns with the design of site, with the main concerns being the additional number of parking spaces and the overall compatibility with the surrounding

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area. ADR-18-900608 approved a total of 196 parking spaces where 131 parking spaces were required with the proposed development, with a cumulative building area of 25,818 square feet. Furthermore, staff finds the abundance of surface level parking, which exceeds 340 spaces, is not compatible with the surrounding residential uses and rural nature of the area; therefore, recommends denial.

Design Review

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

Staff finds the proposed design and reconfiguration of the site, when compared with the previous approval for ADR-18-900608, is not compatible with the development and rural nature of the surrounding area. The cumulative building area of the proposed development, totaling 201,813 square feet, is a significant increase to the previously approved total building area of 25,818 square feet associated with ADR-18-900608. Furthermore, the location of the future wastewater treatment plant, which is not a part of this request, is located at the southeast corner of the site and may potentially impact on the adjacent single-family residences. Staff finds the proposed development may be more impactful to the surrounding area due to the increase in building area from the previous administrative approval and the potential for increased vehicular traffic. Therefore, staff recommends denial of the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; applicant is advised to coordinate the construction and improvements of the surface level parking lot on APN 174-02-000-001 with the BLM; if the surface level parking lot is not constructed on APN 174-02-000-001, a Waiver of Development Standards to reduce parking may be required; future Wastewater Package Treatment

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Plant or Wastewater Treatment Plant will require approval of a Special Use Permit and Design Review; 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;
- Private street to meet Uniform Standard Drawing 210.S1.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the District's review of the civil improvement plans for this project is ongoing; and that if any comments or conditions resulting from that review may be addressed under separate correspondence.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BSR 6276, LLC
CONTACT: KAEMPFER CROWELL, ATTN: LEXA GREEN, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0686-SUN WEST LTD:

VACATE AND ABANDON easements of interest to Clark County located between Orduno Street and Hualapai Way, and Serene Avenue and Oleta Avenue (alignment) within Red Rock (description on file). JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
175-24-601-010

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
The applicant is proposing to vacate and abandon easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1479-94	Street name change from Vicki Avenue to Oleta Avenue	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	OS (RRO)	Undeveloped
South & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
WS-26-0685	Waiver of development standards for an accessory structure prior to a primary structure, eliminate street landscaping, and waive off-site improvements is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Drainage study and compliance;
- 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:

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APPLICANT: SUN WEST CUSTOM HOMES
CONTACT: LEE NAVE, SUN WEST CUSTOM HOMES, 6675 S. CIMARRON ROAD #100, LAS VEGAS, NV 89113

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0685-SUN WEST LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory structure prior to a primary structure; **2)** eliminate street landscaping; and **3)** waive full off-site improvements in conjunction with an existing single-family residence on 2.29 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay.

Generally located north of Serene Avenue and east of Ordundo Street within Red Rock. JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
175-24-601-010

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow an accessory building before the primary building as required per Section 30.04.01D.
2. a. Eliminate the required street landscaping along Serene Avenue as required per Section 30.03.01D.7.
   b. Eliminate the required street landscaping along Oleta Avenue as required per Section 30.04.01D.7.
3. a. Eliminate full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Serene Avenue as required per Section 30.04.08.
   b. Eliminate full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Oleta Avenue as required per Section 30.04.08.

LAND USE PLAN:
NORTHWEST COUNTY (REDROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 10432 W. Serene Avenue
- Site Acreage: 2.29
- Project Type: Accessory structure
- Building Height (feet): 24
- Square Feet: 4,900

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Site Plan
The plan depicts an existing single-family residence and an accessory storage building with access provided via Serene Avenue. The storage building will remain on the site while the single-family residence will be demolished. The accessory storage building is located 25 feet from the west property line, 95 feet from the east property line, and about 250 feet from the south property line. In addition to the accessory storage building, the applicant is proposing 2 future buildings that meet the setback and building separation requirements per Title 30.

Landscaping
Since no off-site improvements are proposed, the applicant is also not proposing any street landscaping as required per Title 30.

Elevations
The plans depict an existing accessory building that is 24 feet in height and constructed of light stone siding with a saddle tan color.

Floor Plans
The plan depicts an existing accessory building with an open floor plan that is 4,900 square feet.

Applicant's Justification
The applicant states they would like to demolish the existing single-family residence that is currently on the site. In addition to the existing accessory storage building, the applicant would like to build a second accessory storage building. The storage buildings will be used to house construction equipment for a future single-family residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1479-94	Street name change from Vicki Avenue to Oleta Avenue	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	OS (RRO)	Undeveloped
South & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
VS-26-0686	A vacation and abandonment for easements is a companion item to the request.

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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.

Staff generally has concerns with requests for accessory structures prior to a principal structure, as the properties can become storage sites with no home ever built. Staff is concerned, in this case because the applicant has not given a definitive timeline for the construction of the principal dwelling. There are still no permits for the proposed principal dwelling and the surrounding area does feature similar properties where accessory structures were approved prior to construction of a primary dwelling. While the applicant has provided justification for the need to construct the accessory structures first, this reasoning does not explain why the primary dwelling could not be built concurrently, which would remove the need for this request. For these reasons, staff cannot support this request.

Public Works - Development Review
Waiver of Development Standards #3
Staff cannot support this request to not install full off-site improvements. Since this area is changing, there are proposed developments west of Hualapai Way that are showing full off-site improvements. Full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation
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.

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- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org 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; and to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUN WEST CUSTOM HOMES
CONTACT: LEE NAVE, SUN WEST CUSTOM HOMES, 6675 S. CIMARRON ROAD #100, LAS VEGAS, NV 89113

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